



**TOWN OF CEDAR LAKE
BOARD OF ZONING APPEALS
PUBLIC MEETING
November 10, 2021 7:00 P.M.**

Call To Order: _____ pm

Pledge to Flag

Roll Call:

___ Ray Jackson

___ Jerry Wilkening

___ John Kiepura

___ Jeff Bunge, Vice Chairman

___ Nick Recupito, Chairman

___ Jill Murr, Planning Director

___ Ashley Abernathy, Recording Secretary

___ David Austgen, Town Attorney

Minutes:

October 14, 2021

Motion: _____ 2nd: _____

Ray Jackson	Jerry Wilkening	John Kiepura	Jeff Bunge	Nick Recupito	Vote

Old Business:

1. Starcevic – Developmental Variance

Owner/Petitioner: Tom Starcevic, 5706 N. Rockwell, Chicago, IL 60659

Vicinity: 7615 W. 142nd Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title VIII – Residential (R-2) Zoning District – Section 4: Area, Width and Yard Regulations: Minimum lot area and width:

Front Yard: There shall be a front yard between the building line and the street right-of-way line a distance of thirty (30) feet; Rear Yard: there shall be a rear yard on not less than twenty-five percent (25%) of the depth of the lot; and F. Corner Lots: The side yard setback shall be the same as the front yard setback.

This Developmental Variance is to allow the Petitioner to have a front yard setback of eight (8') off of 142nd Avenue and a rear yard setback of eight feet (8').

Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title XXIII-Accessory Regulations: Section 1. General Accessory Regulations: A. 2) Maximum accessory size of 1,000 square feet (1,000 sq. ft.) with a maximum height of fourteen feet (14'), and a. Exterior wall height shall not exceed ten (10) feet from finish floor surface; 4) No accessory buildings shall be allowed in the front yard of any residential lot; and 6) Buildings accessory to residential structures shall conform to the height requirement in which they are intended, but in no event shall such buildings exceed fourteen (14') feet in height.

This Developmental Variance is to allow the Petitioner to construct a 1,862 sq. ft. garage with a second floor of 1,569 sq. ft. a total size of three thousand four hundred and thirty one square feet (3,431 sq. ft); first floor wall height of twelve feet ten inches (12'10"); and a height of twenty-eight feet eight inches (28'8") in a front yard.

Deferred September 9, 2021 & October 14, 2021

New Business

1. Hanover Development - Developmental Variance

Owner/Petitioner: Hanover Development LLC, 8051 Wicker Ave., St. John, IN 46373
Vicinity: 11689 W. 124th Place, Cedar Lake, IN 46303
Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title XI – Planned Unit Development (PUD) Zoning District

This Developmental Variance is to allow the Petitioner to have a 27.7' front yard setback in a PUD Zoning District.

2. Preda – Developmental Variance

Owner/Petitioner: Michael Preda, 10205 W. 128th Lane, Cedar Lake, IN 46303
Vicinity: 10205 W. 128th Lane, Cedar Lake, IN 46303
Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title XXI-Fence Regulations: Section 1: A. 1) No fence shall be located in the front yard.

This Developmental Variance is to allow the Petitioner to build a six foot (6') privacy fence in a front yard of a through lot adjacent to 129th Avenue.

3. Wiers – Electric Power Solutions LLC – Variance of Use & Developmental Variance

Owner: John & Darlene Boersma, 11703 Upper Peninsula Ln., St. John, IN 46373
Petitioner: Jeff Wiers (Electric Power Solutions LLC), PO Box 712, St. John, IN 46373
Vicinity: 12828 Wicker Avenue, Cedar Lake, IN 46303

Requests: Petitioner is requesting a Variance of Use from Zoning Ordinance No. 496, Title XX – Supplementary Zoning District Regulations: Principal Structure/Use Limitations.

The Variance of Use is to allow the Petitioner to have two (2) principal structures on a lot in a B-3 Zoning District with multiple tenants in each building.

Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title XIV – Community Business- Section 1. Intended Purpose D. and Section 5. C. Side Yard; Title XXVII – Section 4: Off-Street Parking: Section H. In Yards; and Title XXII – Sign Regulations.

This Developmental Variance is to allow the Petitioner to utilize the natural buffer as screening to adjacent residential zoning; to allow parking in the front yard and side yard; to allow one (1) monument sign in the front yard; and signage per tenants not to exceed thirty-two square feet each.

4. Lordo – Developmental Variance

Owner/Petitioner: Jacob Lordo, 13500 Dewey St., Cedar Lake, IN 46303
Vicinity: 13503 Dewey St., Cedar Lake, IN 46303

Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title XXIII-Accessory Regulations: Section 1: A. 1) There must be a complete residential structure on any given parcel of land prior to construction of any accessory building and the area of the accessory building(s) added to that of all other building on said parcel may not exceed the maximum lot coverage allowed for that Zoning District; 2) a. Said building shall not exceed 600 square feet on any lot up to 10,000 square feet; 4) No accessory buildings shall be allowed in the front yard of any residential lot; 5) There shall be a minimum six (6) foot setback from any and all side and rear property lines and a minimum ten (10) foot separation or distance from all other buildings; Title VIII-Residential (R2) Zoning District: Section 4: E. Building Coverage: Not more than twenty-five percent of the area of the lot may be covered by buildings and/or structures

This Developmental Variance is to allow the Petitioner to build a four hundred eighty-three sq. ft. (483 sq. ft.) garage with side yard setbacks of two ft. (2') and front yard setback of ten ft. (10') from Lee Street and ten ft. (10') from Dewey Street on a through lot with no primary structure with lot coverage over twenty-five percent.

5. Resolution No. 2021-01 – Board of Zoning Appeals Rules & Regulations

Update Item:

1. 2018-2021 BZA Actions Follow-Up Report

Public Comment:

Adjournment: Time: _____

Board of Zoning Appeals Meeting – Thursday, December 9, 2021

The Town of Cedar Lake is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding accessibility of the meeting or the facilities, please contact the Town Hall at (219) 374-7400.