



**TOWN OF CEDAR LAKE
BOARD OF ZONING APPEALS
February 10, 2022 6:00 pm**

Meeting Minutes:

December 9, 2021 and January 13, 2022

Old Business:

1. Bowman – 13505 Dewey St. – Developmental Variance

Owner/Petitioner: Darrin Bowman, 10001 W 113th Ave., Cedar Lake, IN 46303
Vicinity: 13505 Dewey St., 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 and 8) Fences shall not be constructed of chain link, wire or an equivalent type of material adjacent to any street.

This Developmental Variance is to allow the Petitioner to replace a previously removed chain link fence and install a six (6') foot chain link fence in the front yards of a through lot; setback one (1') foot to three and one-half (3.5') feet along Dewey Street and Lee Street.

2. 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 multiple tenants in each building on a lot in a B-3 Zoning District.

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; and signage per tenants not to exceed thirty-two square feet each.

3. 2022-01 - Kijewski – Developmental Variance

Owner/Petitioner: Michael Kijewski, 9827 W. 150th Ct., Cedar Lake, IN 46303
Vicinity: 9827 W. 150th Ct., Cedar Lake, IN 46303
Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title XXIII-Accessory Regulations: Section 1A: 5) There shall be a minimum six (6) foot setback from any and all side and rear property lines and a minimum of ten (10) foot separation or distance from all other buildings.

This Developmental Variance is to allow the Petitioner to have a 10' x 16' one hundred sixty square foot (160 sq. ft.) shed five feet three inches (5'3") from the eastern property line.

4. 2022-02 - Gasche – Developmental Variance

Owner: Skip Gasche, 134th & Elm, Cedar Lake, IN 46303
Petitioner: Skip Gasche, 7709 W. 134th Pl., Cedar Lake, IN 46303
Vicinity: 134th & Elm, 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.

This Developmental Variance is to allow the Petitioner to have front yard setbacks of twenty-five (25') feet on Elm Street and 134th Place; a rear yard setback of fifteen (15') feet; and lot coverage of 2,100 sq. ft being 29.2% on a corner lot in prerecorded subdivision.

5. 2022-03 – Grand Prize Cars/Majeski – Developmental Variance

Owner: Richard Henn, Henn & Sons Construction Services, Inc, 13733 Wicker Avenue, Cedar Lake, IN 46303
Petitioner: Norman Majesky, 13318 Wicker Avenue, Cedar Lake, IN 46303
Vicinity: 13324 Wicker Avenue, Cedar Lake, IN 46303
Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title XX – Supplementary Zoning District Regulations – Section 9: Principal Structure/Use Limitations: There shall not be more than one (1) permissible principal use per single lot in any Zoning District; and Title XXVII – Off-Street Parking and Off-Street Loading; Section 4: Off-Street Parking: H. In Yards: Off-Street parking spaces, open to the sky, may be located in any yard, except a front yard and a side yard adjoin a street.

This Developmental Variance is to allow the Petitioner, Grand Prize Auto, to park six (6) cars on 13324 Wicker Avenue in the front yard and allowing two (2) uses on a lot.

New Business:

1. 2022-04 – Collins – Developmental Variance

Owner/Petitioner: John Dan & Terri L Collins
Vicinity: 13857 Huseman Street, 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: C. Side Yard

This Developmental Variance is to allow the Petitioner to build an addition with a six-foot seven inch (6'7") side yard setback on the north property line consistent with the existing home.

2. 2022-05 – Kamp – Developmental Variance & Variance of Use

Owner/Petitioner: Tom & Lori Kamp
Vicinity: 12715 Parrish Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title VII-Residential (R-1) Zoning District: Section 4. B. Front Yard: There

shall be a front yard between the building line and the highway and street right-of way lines on all other streets, a distance of forty (40) feet; Rear Yard: There shall be a rear yard of not less than twenty-five (25%) percent of the lot. F. Corner Lots: The side yard setback shall be the same as the front yard setback; and Title XX-Supplementary Zoning District: Section 23: General Area Provisions: 6) Only one (1) principal building on a Lot: A. a use of a building which is considered to be an accessory use or building shall not be established prior to establishment of the corresponding main or principal use or building; and Title XXIII – Accessory Regulations – Section 1: General Accessory Regulations A. 1) There must be a complete residential structure on any given parcel of land prior to the construction of any accessory building.

This Developmental Variance is to allow the Petitioner to build a house twenty-one feet (21') from Parrish Avenue and fifteen feet (15') from Westend Court and to allow the existing garage to be used on the property with electric prior to construction of the primary structure.

Petitioner is requesting a Variance of Use to allow for a second residential use, an in-law suite, on a lot in an R-1 Zoning District.

3. 2022-07 – Helsel – 5822 Tahoe Place

Owner/Petitioner: Joseph Helsel
Vicinity: 5822 Tahoe Place, 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 install a fence in the front yard setback of a corner lot with a setback of fifteen feet from Lakeside Boulevard.

4. 2022-08 – Grimmer – Developmental Variance

Owner/Petitioner: John Grimmer
Vicinity: 13515 Lee St, Cedar Lake, IN 46303

Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title XXIII – Accessory Regulations: Section 1: General Accessory Regulations: A. 1) Accessory buildings may not exceed the maximum lot coverage allowed for that Zoning District. 2) a. Said buildings shall not exceed 600 sq. ft. on any lot up to 10,000 sq. ft. in size.

This Developmental Variance is to allow the Petitioner to install a 14' x 20', 280 sq. ft. shed for total accessory size of 1,112 sq. ft. and lot coverage of 30.1%.

Public Comment:

Adjournment: Time: _____

Board of Zoning Appeals Meeting – Thursday, March 10, 2022 at 6 pm

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.