



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

Meeting Minutes:

February 10, 2022

Old Business:

1. 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.

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. 2022-08 – 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%.

New Business:

1. 2022 – 06 – Lake County Public Library – Developmental Variance

Owner/Petitioner: Lake County Public Library, Inc. 1919 W. 81st Ave., Merrillville, IN 46410
Vicinity: 10010 133rd Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title XXII: Sign Regulations: Section 1: A. Signs which display any flashing or intermittent lights, or lights changing intensity or color, excepts signs indicating time or weather conditions.

This Developmental Variance is to allow the Petitioner to covert the existing sign to include a digital message board.

2. 2022 – 09 – Damouth – Developmental Variance

Owner/Petitioner: Wesley Joe Damouth and Sandra G Damouth, 13368 Osborne S., Cedar Lake, IN 46303
Vicinity: 13368 Osborne St, Cedar Lake, IN 46303

Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title XXIII – Accessory Regulations: 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.

This Developmental Variance is to allow the Petitioner to rebuild the existing garage with a side yard setback of 4.5' from the north property line and 5.5 ft separation between the garage and house, which has an existing wooden deck.

3. 2022 – 10 – Lake County LBM, LLC (Schilling Distribution Center) – Developmental Variance

Owner/Petitioner: Lake County LBM LLC, 8900 Wicker Ave., St. John, IN 46373
Vicinity: Schilling Distribution Center, 10501 W. 133rd Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title XVI – Section 4: Area, Width and Yard Regulations.

This Developmental Variance is to allow the Petitioner to have a lot width of 60' at the 30' building setback line, which is the existing width at the 30' building setback line

4. 2022 – 11 – Wiening – Developmental Variance

Owner/Petitioner: Aaron Wiening, 14712 Lee St., Cedar Lake, IN 46303
Vicinity: 14712 Lee St., Cedar Lake, IN 46303

Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title XXIII-Accessory Regulations: 5) There shall be a minimum six (6) foot setback from any and all side and rear property lines.

This Developmental Variance is to allow the Petitioner to build a garage with a rear yard setback of five feet (5') and eight and one-half feet (8.5') of separation from the existing house.

Public Comment:

Adjournment: Time: _____

Board of Zoning Appeals Meeting – Thursday, April 14, 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.