



**TOWN OF CEDAR LAKE
BOARD OF ZONING APPEALS
May 12, 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

____ David Austgen, Town Attorney

____ Chris Salatas, Town Manager

____ Ashley Abernathy, Recording Secretary

Meeting Minutes:

February 10, 2022 and March 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.

New Business:

1. 141 Partners – Special Exception

Owner: Mike Neubauer, 8913 W. 142nd Pl, Cedar Lake, IN 46303

Petitioner: 141 Partners LLC, 8913 W. 142nd Pl, Cedar Lake, IN 46303

Vicinity: 10702 West 141st Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting a Special Use Exception from Zoning Ordinance No. 496, Title XIII Community Business (B-2) Zoning District – Section 3 (B)(10), Personal Storage Buildings.

This Special Use Exception is to allow Personal Storage Buildings in a Community Business (B-2) Zoning District.

2. Barron – Developmental Variance

Owner/Petitioner: Kenneth Barron, 10914 W. 135th Pl, Cedar Lake, IN 46303
Vicinity: 10914 West 135th Place, Cedar Lake, IN 46303

Request: Petitioner is requesting a Developmental Variance from Town of Cedar Lake, Lake County, Indiana Ordinance No. 1402, Chapter 11 Supplementary Zoning Regulations:

Section A (1) (b) Accessory Buildings, General Accessory Regulations, Maximum Accessory Size, 600 sq. ft. permitted.

Section A (1) (d) Accessory Buildings, General Accessory Regulations, only two (2) accessory buildings, excluding attached garages, shall be allowed per building lot.

Section A (1) (f) Accessory Buildings, General Accessory Regulations, there shall be a minimum of ten (10') foot separation or distance from other buildings.

Section A (2) Metal and Post Buildings, metal and post building types of construction shall not be permitted in this Residential Zoning District as a Primary or Accessory Use.

This Developmental Variance is to allow the Petitioner to construct an 18 ft. by 40 ft. metal carport with zero (0') feet of separation from the property's existing detached garage. The Variance will allow the Petitioner to have three accessory buildings on a single lot and to allow these structures to exceed the Maximum Accessory Size of 600 sq. ft. total, totaling 1,376 sq. ft.

3. Krinakis – Developmental Variance

Owner/Petitioner: Gus Krinakis, 510 East Monitor Street, Crown Point, IN 46307
Vicinity: 7215 West 129th Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting a Developmental Variance from Town of Cedar Lake, Lake County, Indiana Ordinance No. 1402, Chapter 11 Supplementary Zoning Regulations, Section A (1) (a), Accessory Buildings, General Accessory Regulations, there must be a complete residential structure on any given parcel of land prior to construction of any accessory building.

This Developmental Variance is to allow the Petitioner to run electric to an existing garage on a lot without a residential structure.

4. Wicker Enterprises, LLC – Developmental Variance

Owner: Chicago Trust Company Trs Tr#6388 (OTD 10/30/2015), 1318 Ballybunion CT Dyer, IN 46311
Petitioner: Wicker Enterprise LLC, PO Box 111, Cedar Lake, IN 46303
Vicinity: 13495 Wicker Ave., Cedar Lake, IN 46303

Request: Petitioner is requesting a Developmental Variance from Town of Cedar Lake, Lake County, Indiana Ordinance No. 1402, Chapter 7.2 B-2 Community Business Zoning District, Section D (3) Bulk Requirements, Front Yard, there shall be a minimum front yard between the building line and the highway line and the highway or street right-of-way lines as follows: a. on existing four (4) Lane

Federal or State highways, a distance of sixty feet (60') and d. on all other streets, a distance of thirty (30') feet and Chapter 7.2 B-2 Community Business Zoning District, Section D (5) (b) Bulk Requirements, Rear Yard, on a lot abutting any Residential Zoning District, there shall be a rear yard abutting such Zoning District having a width of not less than thirty feet (30').

This Developmental Variance is to allow a reduction in the required front yard setback along US 41 from 60 feet to 25 feet and along 135th Place from 30 feet to 10 feet as well as a reduction in the required rear yard setback along the property's eastern border from 30 feet to 20 feet.

5. Kadisak – Developmental Variance

Owner/Petitioner: Russell Kadisak Jr., 13325 Rocklin Street, Cedar Lake, IN 46303
Vicinity: 13325 Rocklin Street, Cedar Lake, IN 46303

Request: Petitioner is requesting a Developmental Variance from Town of Cedar Lake, Lake County, Indiana Ordinance No. 1402, Chapter 11 Supplementary Zoning Regulations:

Section A (1) (b) Accessory Buildings, General Accessory Regulations, exterior wall height shall not exceed ten (10') feet from the finish floor surface.

Section A (1) (b) Accessory Buildings, General Accessory Regulations, Maximum Accessory Size, 1,600 sq. ft. and 15 ft. in height permitted.

Section A (1) (d) Accessory Buildings, General Accessory Regulations, only two (2) accessory buildings, excluding attached garages, shall be allowed per building lot.

Section A (2) Metal and Post Buildings, metal and post building types of construction shall not be permitted in this Residential Zoning District as a Primary or Accessory Use.

This Developmental Variance is to allow the Petitioner to construct a 32 ft. by 32 ft. pole barn, with a wall height of 12 ft. and an overall height of 18 ft. 4 1/8 in. The Variance will allow the Petitioner to have three accessory buildings on a single lot and to allow these structures to exceed the Maximum Accessory Size of 1,600 sq. ft. total, totaling 1,908 sq. ft.

6. Boulas – Developmental Variance

Owner/Petitioner: Pete Boulas, 2929 Painted Leaf Drive, Crown Point, IN 46307
Vicinity: 13008 Knight Street, Cedar Lake, IN 46303

Request: Petitioner is requesting a Developmental Variance from Town of Cedar Lake, Lake County, Indiana Ordinance No. 1402, Chapter 6.2 R-2 Zoning District:

Section C (2) Bulk Requirements, Minimum Lot Area and Width, A lot area of not less than ten thousand square feet, and a lot width of not less than eighty feet at the building line shall be provided for every building or other structure erected or used for any use permitted in this Zoning District.

Section C (3) (d) Front Yard, all other streets, there shall be a minimum front yard between the building line and the highway and street right-of-way lines as follows: on all other streets, a distance of thirty feet.

Section C (8) Building Size, no building shall be erected for residential purposes having a minimum ground floor area of two thousand two hundred (2,200) square feet, for a two (2) story house.

This Developmental Variance is to allow the Petitioner to construct a two-story home with a ground floor area of 741 square feet, with a front yard setback of 29 feet 6 7/8 inches on lot with a width of 50 feet and an area of approximately 6,098.4 square feet.

7. El Jimador – Champ 84 Enterprises LLC – Variance of Use

Owner: Champ 84 Enterprises LLC, 1877 Center Street, Portage, IN 46368

Petitioner: El Jimador LLC, 9071 East 109th Avenue, Crown Point, IN 46307

Vicinity: 111 Broadway, Cedar Lake, IN 46303

Request: Petitioner is requesting a Use Variance from Town of Cedar Lake, Lake County, Indiana Ordinance No. 1402, Chapter 7.1 B-1 Neighborhood Business Zoning District, Section B (1), General Provisions, All business, service, storage, merchandise, display, and where permitted, repair and processing shall be conducted wholly within an enclosed building, unless authorized as a variance; and Chapter 7.1 B-1 Neighborhood Business Zoning District, Section C (18), Permitted Uses, Restaurants (excluding dancing, entertainment, serving alcoholic beverages and drive-in service establishments.

This Use Variance is to allow outdoor dining and the serving of alcoholic beverages at a restaurant in a B-1 Neighborhood Business Zoning District.

8. Creative Dermal Restoration LLC – Variance of Use

Owner/Petitioner: Creative Dermal Restoration LLC, 332 East 125th Place, Crown Point, IN 46307

Vicinity: 109 Broadway, Cedar Lake, IN 46303

Request: Petitioner is requesting a Use Variance from Town of Cedar Lake, Lake County, Indiana Ordinance No. 1402, Chapter 7.1 B-1 Neighborhood Business Zoning District, Section C, Permitted Uses.

This Use Variance is to allow a medical tattoo / tattoo removal studio in a B-1 Neighborhood Business Zoning District.

Public Comment:

Adjournment:

Board of Zoning Appeals Meeting – Thursday, June 9, 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.