



**TOWN OF CEDAR LAKE
BOARD OF ZONING APPEALS
June 9, 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:

May 12, 2022

Old Business:

1. 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.

2. 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.

New Business:

1. NYBY Development Corp. – Developmental Variance

Owner/Petitioner: Nyby Development Corp., 1370 Dune Meadows Drive,
Porter, IN 46304
Vicinity: 9710 W 133rd Avenue, Cedar Lake, IN 46303
Request: Petitioner is requesting a Developmental Variance from Town of Cedar Lake, Lake
County, Indiana Ordinance No. 1402, Chapter 7.3 B-3 General Business Zoning
District, Section D) Bulk Requirements:

Item 3c) Front Yard: Each lot shall front on a dedicated and improved street. 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: c. On all streets designated as a part of the Federal Aid Urban System, as delineated by the State Highway Commission, a distance of fifty feet (50');

Item 4b) Side yard: On a lot abutting any Residential Zoning District, there shall be a side yard abutting such Zoning District having a width of not less than fifteen feet (15'), which shall be effectively screened from abutting lots by a strip of planting not less than fifteen feet (15') in ultimate width, such planting consisting of not less than fifty percent (50%) evergreen material scattered throughout.

Item 5b) 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'), which shall be effectively screened from abutting lots by a strip of planting not less than ten feet (10') in ultimate width, such planting consisting of not less than fifty percent (50%) evergreen material scattered throughout.

This Developmental Variance is to allow the Petitioner to reduce their west side yard setback from 15 feet to 10 feet; to reduce the rear yard setback from 30 feet to 17 feet; and to allow for parking to be located in the front yard setback.

2. Henn – Developmental Variance

Owner/Petitioner: Richard Henn, 9303 W 133rd Avenue, Cedar Lake, IN 46303
Vicinity: 9303 W 133rd 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
Regulation, Section A) Accessory Structures, Item I(b) Accessory Buildings shall
only be allowed according to the following schedule: 2.01 acres or greater, 2,000
square feet.

This Developmental Variance is to allow the Petitioner to erect a second accessory structure of 14-foot by 12-foot, for a total accessory structure square footage of 8,168 square feet.

3. Yoways – Developmental Variance

Owner: Chris & Julie Yoways, 11523 Belmont Place, Cedar Lake, IN 46303
Petitioner: Van Deraa and Sons Construction, 9690 Jonathan Court, St. John, IN 46373
Vicinity: 14117 Huseman 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 (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.

Chapter 6.2 R-2 Zoning District, Section C (5) Rear Yard: There shall be a rear yard of not less than thirty feet (30').

Chapter 11 Supplementary Zoning Regulations, Section A (1) (b) Accessory Buildings, General Accessory Regulations, Maximum Accessory Size, 1,000 sq. ft. permitted.

This Developmental Variance is to allow the Petitioner to construct a proposed addition and proposed garage onto the existing house with a front yard setback of 16.5 feet, a rear yard setback of 5 feet, and an accessory size structure totaling 1,804 square feet.

4. Auger – Developmental Variance

Owner/Petitioner: Thomas Auger, Jr., 13172 Parrish Ave., Cedar Lake, IN 46303
Vicinity: 13172 Parrish Ave., 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) Accessory Buildings, 1b) Accessory Buildings shall only be allowed according to the following schedule: 10,000-15,000 SF; 800 square feet; with a height of 14 feet.

This Developmental Variance is to allow the Petitioner to build a 30-foot by 40-foot wood frame garage, for a total of 1,200 square feet.

5. VanderPloeg – Developmental Variance

Owner/Petitioner: Mark VanderPloeg, 13701 Lauerman Street, Unit 42, Cedar Lake, IN 46303
Vicinity: 13301 Lincoln Plaza Way, Cedar Lake, IN 46303

Request: Petitioner is requesting a Developmental Variance from Town of Cedar Lake, Lake County, Indiana Ordinance No. 1402, Chapter 16 Signs, Section C (1) Each building shall be entitled to signage based on a ratio of 1 square foot of signage to each 1 linear foot of frontage of the building up to a maximum of one (100') hundred square feet for the building. The allowed signage can be divided up between multiple occupants of the same building using the ratio of 1 square foot of signage for each 1 linear foot of each occupant's front portion of the building.

This Developmental Variance is to allow the Petitioner to have two signs for a total square footage of 73 square feet, which is 28 square feet over the allowable signage for the building.

6. Drew – Developmental Variance

Owner/Petitioner: Carl Drew, 11305 W 126th Avenue, Cedar Lake, IN 46303

Vicinity: 11305 W 126th 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) Accessory Buildings:

1b) Accessory Buildings shall only be allowed according to the following schedule:
15,001-1.00-acre (43,560 SF) 1,000 square feet 14';

1d) Only two (2) accessory buildings, excluding attached garages, shall be allowed per building lot.

This Developmental Variance is to allow the Petitioner to build an addition onto his existing garage; increase the roof height of the garage to 14 feet, 9 and 7/8 inches; and to allow for three existing accessory structures; and total accessory structure size of 1295.3 square feet.

7. Wydra – Developmental Variance

Owner/Petitioner: Lori A. & Mark J., Wydra, 14909 Carey St., Unit A, Cedar Lake, IN 46303

Vicinity: 14909 Carey St., Unit A, 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 Regulation, Section B Swimming Pools, Item 3 Location: No portion of an outdoor swimming pool shall be located at a distance of less than ten (10') feet from any side or rear property line, or building line, or at any other location where a "structure" is prohibited under the other terms of this Zoning Ordinance, as amended from time to time.

This Developmental Variance is to allow the Petitioner to construct a pool 4.25 feet from the house, requesting a 5.75-foot difference from the required 10 feet from the house.

Public Comment:

Adjournment:

Board of Zoning Appeals Meeting – Thursday, July 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.