



**TOWN OF CEDAR LAKE  
BOARD OF ZONING APPEALS  
July 14, 2022 6:00 P.M.  
Agenda**

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:** June 9, 2022

**Old Business:**

**1. 2022-20 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 6.2 R-2 Zoning District, Section C (9) Attached Garages: Attached garages on all new homes in this zoning district shall have minimum four hundred (400) square feet. Maximum attached garage size shall be one thousand one hundred (1,100) square feet.

***This Developmental Variance is to allow the Petitioner to construct a proposed addition and proposed garage addition onto the existing house with a front yard setback of 16.5 feet, a rear yard setback of 5 feet, and a total garage size of 1248.5 square feet.***

**2. Wahlberg – 7309-7319 Lake Shore Drive – Variance of Use**

Owner: S&N LLC, 739 S. Arbogast St., Griffith, IN 46319

Petitioner: Fred Wahlberg, 739 S. Arbogast St., Griffith, IN 46319

Vicinity: 7309 - 7319 Lake Shore Drive, Cedar Lake, IN 46303

**Request:** ***The Petitioner is requesting an extension to their previously granted Variance of Use (Approved December 9, 2021)***

**New Business:**

**1. 2022-33 Nyby Development Corp. – 9710 West 133<sup>rd</sup> Avenue – Developmental Variance**

Owner/Petitioner: Nyby Development Corp., 1370 Dune Meadows Drive, Porter, IN 46304

Vicinity: 9710 W 133<sup>rd</sup> 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: 2. Minimum Lot Area and Width: lot area of not less than forty thousand (40,000') square feet, and a lot width of not less than one hundred feet (100') at the building line shall be provided for every building or other structure erected or used for any use permitted in this Zoning District.

***This Developmental Variance is to allow the Petitioner to have a lot size of 23,800 feet***

**2. 2022-30 Zambo – 7310 West 134<sup>th</sup> Place – Developmental Variance**

Owner: Dan Zambo, 1008 Royal Dublin Lane, Dyer, IN 46311

Petitioner: Harry Koester, 3622 41st Lane, Highland, IN 46322

Vicinity: 7310 West 134<sup>th</sup> Place, 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 (3d) Front Yard: On all other streets, a distance of thirty feet (30')

(7) Corner Lots: There shall be a side yard between the building line and the highway or street right-of-way lines as follows, namely: refer to item (3d) Front Yard: On all other streets, a distance of thirty feet (30')

***This Developmental Variance is to allow the Petitioner to have a setback of 15 feet from 134<sup>th</sup> Place and 20 feet from Fulton Street.***

**3. 2022-27 Pine Crest Marina – 14415 Lauerman Street – Developmental Variance**

Owner/Petitioner: Bob Gross, 14415 Lauerman Street, Cedar Lake, IN 46303

Vicinity: 14415 Lauerman 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 Accessory Structures: (b) Accessory Buildings shall be permitted per building lot upon issuance of a duly authorized building permit by the designated Town Building Official. Grade level is determinate as six (6") inches below the floor surface. Exterior wall height shall not exceed ten (10') feet from the finish floor surface. Attached garages shall be excluded when calculating the Maximum Accessory Buildings Square Feet. Accessory Buildings shall only be allowed according to the following schedule: 2.01 acres or greater 2,000 square feet 16'

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

***This Developmental Variance is to allow the Petitioner to construct a 100-foot by 150-foot cold storage building, with a wall height of 42 feet located on a lot with other accessory structures.***

**4. 2022-28 Terry – 6712 W. 145<sup>th</sup> Avenue – Developmental Variance**

Owner/Petitioner: Brian and Candice Terry, 6712 West 145<sup>th</sup> Avenue, Cedar Lake, IN 46303  
Vicinity: 6712 West 145<sup>th</sup> Avenue, Cedar Lake, IN 46303

**Request:** Petitioner is requesting a Developmental Variance from Town of Cedar Lake, Lake County, Indiana Ordinance No. 1402, Chapter 15 Fence Regulations: Section A (1) No fence shall be located in the front yard; C (2) If the fence is constructed with a material such as wrought iron or wood piers, a six foot (6') high fence is allowed if the entire fence design is fifty percent (50%) open to allow increased visibility to pedestrians and motorists; and the fence is set back a minimum of six feet (6') from the side lot line

***This Developmental Variance is to allow the Petitioner to have a six ft. (6') privacy fence in the front yard on a corner lot with a zero ft. setback from 145th and a zero ft. setback from Hobart***

**5. 2022-29 Guca – 7406 West 128th Court – Developmental Variance**

Owner/Petitioner: Lukasz Guca, 14424 Morse Street, Apartment O, Cedar Lake, IN 46303  
Vicinity: 7406 West 128<sup>th</sup> Court, 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 (5) Rear Yard: There shall be a rear yard of not less than thirty feet (30');

(7) Corner Lots: There shall be a side yard between the building line and the highway or street right-of-way lines as follows, namely: refer to item (3d) Front Yard: On all other streets, a distance of thirty feet (30')

***This Developmental Variance is to allow the Petitioner to construct a New Home with a rear yard setback to 27.6 feet; and a side yard setback on a corner lot to 19 feet on Knight Street.***

**6. 2022-32 Filewicz – 13053 Dewey Street – Developmental Variance**

Owner/Petitioner: Susan Filewicz, 13500 Dewey Street, Cedar Lake, IN 46303  
Vicinity: 13503 Dewey 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) (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 a garage on a lot without a residential structure.***

**7. 2022-34 Zaniewski – 13010 Deodor Street – Developmental Variance**

Owner/Petitioner: Wacław Zaniewski, 668 Quinary Briadge Ln Apt. 202, Glenview, IL 60025  
Vicinity: 13010 Deodor 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) Minimum Lot Area and Width: A lot area of not less than ten thousand (10,000—80' x 125') square feet, and a lot width of not less than eighty feet (80') at the building line shall be provided for every building or other structure erected or used for any use permitted in this Zoning District;

(5) Rear Yard: There shall be a rear yard of not less than thirty feet (30');

(6) Lot Coverage: Not more than twenty-five percent (25%) of the area of a lot may be covered by buildings and structures.

***This Developmental Variance is to allow the Petitioner to construct a new home on a lot of 8,464 square feet, to have a rear yard setback of 25 feet; and a lot coverage of 27 percent.***

**Public Comment:**

**Adjournment:**

Board of Zoning Appeals Meeting – Thursday, August 11, 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.*