



**TOWN OF CEDAR LAKE
BOARD OF ZONING APPEALS
September 8, 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: August 11, 2022

Old Business:

1. 2022-28 Terry – 6712 W. 145th Avenue – Developmental Variance

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

New Business:

1. 2022-39 Cannon – 7519 Lake Shore Drive – Developmental Variance

Owner/Petitioner: Damatio Cannon, 7519 Lake Shore Drive, Cedar Lake, IN 46303
Vicinity: 7519 Lake Shore Drive, Cedar Lake, IN 46303

Request: Petitioner is requesting a Developmental Variance from Town of Cedar Lake, Lake County, Indiana Ordinance No. 1402, Chapter 7.7 Legacy Lot Overlay Districts, Section B Residential Legacy Lots:

1. Occupied Legacy Residential Lot of Record, lots of less than 5,000 SF, development standards:

h. Maximum building height 25 feet

This Developmental Variance is to allow the Petitioner to construct an addition on the home with an overall height of 28 feet.

2. 2022-40 Hanyzewski – 12511 Marsh Landing Parkway – Developmental Variance

Owner/Petitioner: Andrew Hanyzewski, 12511 Marsh Landing Parkway, Cedar Lake, IN 46303

Vicinity: 12511 Marsh Landing Parkway, 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 Requirements, Section B:

1. The designated Town Building Official has the authority to designate one (1) of the front yards as a side yard. A Fence located on a corner lot that has been designated as a side yard shall be set back a minimum of twenty feet (20') from the right-of-way line, and subject to the following provisions in this Section;

2. The fence shall not exceed a height of four feet (4'); however, 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 at least fifty percent (50%) open to allow increased visibility to pedestrians and motorists;

This Developmental Variance is to allow the Petitioner to construct a 6-foot privacy fence on a corner lot served by sidewalks, less than the allowable 20 feet from the right-of-way line.

Public Comment:

Adjournment:

Board of Zoning Appeals Meeting – Thursday, October 13, 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.