



**TOWN OF CEDAR LAKE  
BOARD OF ZONING APPEALS  
November 11, 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, Planning Director

**Meeting Minutes:**

October 13, 2022

**Old Business:**

**1. 2022-46 Frey – 109 Broadway – Developmental Variance**

Owner/Petitioner: Donald Frey, 332 East 125<sup>th</sup> Place, Crown Point, IN 46307

Vicinity: 109 Broadway, Cedar Lake, IN 46303; aka 13315 Lincoln Way, Cedar Lake, IN 46303

Request: Petitioner is requesting a Developmental Variance from Town of Cedar Lake, Lake County, Indiana Ordinance No. 1402, Chapter 7.1 Neighborhood Business Zoning District, Chapter D Bulk Requirements:

(2) **Minimum Lot Area and Width:** A minimum lot area of not less than ten thousand (10,000') square feet, and a lot width of not less than fifty (50') feet at the building line shall be provided for every building or others structure erected or used for any use permitted in this Business Zoning District, and in no case shall an individual establishment exceed five thousand (5,000') square feet of floor space;

(3) **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: d. On all other streets, a distance of thirty feet (30');

(4) **Side Yard:** c. All interior lots shall have two (2) side yards, each having a width of not less than seven feet (7'), except where party wall is used.

***This Developmental Variance is to allow the Petitioner have a lot size of 6,250 square feet, a front yard setback of 18.3 feet and a side yard setback of 2 feet on an existing lot with an existing structure.***

**New Business:**

**1. 2022-47 White – 8017 West 146<sup>th</sup> Avenue – Developmental Variance**

Owner/Petitioner: Glenn & Heather White, 8017 W 146<sup>th</sup> Ave, Cedar Lake, IN 46303

Vicinity: 8017 W 146<sup>th</sup> 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:

1f) 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 construct a 14-foot by 20-foot garage with 5 feet of separation between the garage and the house.***

## **2. 2022-48 Kohler – 14742A Drummond Ave – Developmental Variance**

Owner/Petitioner: Tracy Kohler, 14742A Drummond Ave, Cedar Lake, IN 46303

Vicinity: 14742A Drummond Ave, 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 Bulk Requirements:

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

***This Developmental Variance is to allow the Petitioner to be able to construct a 15-foot by 17-foot addition onto the rear of their house that will be 20 feet from the rear yard property line.***

## **3. 2022-49 Galgan – 13225 Truman Circle – Developmental Variance**

Owner: Bill & Susan Galgan, 13225 Truman Circle, Cedar Lake, IN 46303

Petitioner: Bill Galgan, 13225 Truman Circle, Cedar Lake, IN 46303

Vicinity: 13225 Truman Circle, 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 Bulk Standards:

(3) Front yard: There shall be a minimum front yard between the building line and the highway and street right-of-way lines as follows:

d. On all other streets, a distance of thirty feet (30').

***This Developmental Variance is to allow the Petitioner to construct a garage addition onto the existing structure with a front yard setback of 10 feet.***

## **4. 2022-50 Meekma – 13903 Laque Drive – Developmental Variance**

Owner: Meekma Family Trust, 11323 Cline Avenue, Crown Point, IN 46307

Petitioner: Jim & Deborah Meekma, 11323 Cline Ave, Crown Point, IN 46307

Vicinity: 13903 Laque Drive, 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 Bulk Standards:

(3) Front yard: There shall be a minimum front yard between the building line and the highway and street right-of-way lines as follows:

d. On all other streets, a distance of thirty feet (30').

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:

1e. No accessory buildings shall be allowed in the front yard of any residential lot.

***This Developmental Variance is to allow the Petitioner to construct 40-foot by 25-foot accessory structure in the front yard of a Lake Lot approximately 27 feet from the front yard setback, approximately 7 feet from the private drive, and to extend over the 50-foot building line.***

**Public Comment:**

**Adjournment:**

Board of Zoning Appeals Meeting – Thursday, December 8, 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.*