



**TOWN OF CEDAR LAKE
BOARD OF ZONING APPEALS
December 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, Planning Director
___ Cheryl Hajduk, Recording Secretary

Old Business:

1. 2022-41 Burrink – 14335 Truman Street – Developmental Variance

Owner/Petitioner: Robert & Kathleen Burrink, 14335 Truman Street, Cedar Lake, IN 46303
Vicinity: 14335 Truman 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, Bulk Requirements:

(1) **Height:** The maximum height of any building shall not exceed thirty feet (30') at its peak, measured from twelve inches (12") below the top of the foundation.

(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').

(4) **Side Yard:** Each lot, except as otherwise specified, shall have two (2) side yards, each having a width of not less than eight feet (8')

(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 an addition onto an existing house with an overall height of no greater than 36 feet, for the front yard setback to be reduced to 5 feet, the side yard setback along the north side of the property to be 4 feet to be consistent with the existing structure, and for an overall lot coverage of 46%.

2. 2022-47 White – 8017 West 146th Avenue – Developmental Variance

Owner/Petitioner: Glenn & Heather White, 8017 W 146th Ave, Cedar Lake, IN 46303
Vicinity: 8017 W 146th 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 20-foot by 26-foot garage with 5 feet of separation between the garage and the house.

New Business:

1. 2022-51 Gifford – 13530 Morse Street – Variance of Use

Owner: BWG Properties LLC, 13530 Morse Street, Cedar Lake, IN 46303
Petitioner: Brian Gifford, 13530 Morse Street, Cedar Lake, IN 46303
Vicinity: 13530 Morse Street, Cedar Lake, IN 46303

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

This Variance of Use is to allow the Petitioner to operate 2 businesses on 1 lot located within the same building in a B-1 Zoning District.

2. 2022-52 Kracht– 12841 Wicker Avenue – Variance of Use

Owner: Cedar Lake Commercial, LLC, PO Box 657, St. John, IN 46373
Petitioner: Kendra Kracht, 530 E South Street, Crown Point, IN 46307
Vicinity: 12841 Wicker Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting a Variance of Use from Town of Cedar Lake, Lake County, Indiana Ordinance No. 1402, Chapter 7.2 B-2 Community Business Zoning District:

This Variance of Use is to allow the Petitioner to operate a B-3 Use in an existing building located in a B-2 Zoning District.

3. 2022-53 Madden – 9100 W 134th Place – Developmental Variance

Owner: Derek Wilder, Wilder Dev. Enterprises, 12915 Whitebridge Drive, Fishers, IN 46307
Petitioner: Lynn Madden, 433 E 53rd Street, Anderson, IN 46013
Vicinity: 9100 W 137th 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 Bulk Standards:

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

(8) Building Size: No building shall be erected for residential purposes having minimum ground floor area of less than 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 new residential home on a lot with a rear yard setback from 30 feet to 10.68 feet and a reduction in the minimum ground floor from 2,200 square feet to 1,199 square feet.

4. BZA Application Packet Update

Public Comment:

Adjournment:

Board of Zoning Appeals Meeting – TBD

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.