



**TOWN OF CEDAR LAKE
BOARD OF ZONING APPEALS
January 12, 2023 6:30 P.M.
Agenda**

Call To Order: _____ pm
Pledge to Flag
Roll Call:

____ Eric Burnham
____ Greg Parker
____ Jeff Bunge
____ John Kiepora
____ Ray Jackson

____ David Austgen, Town Attorney
____ Ashley Abernathy, Planning Director
____ Cheryl Hajduk, Recording Secretary

Nomination and Appointment of Officers:

Chairman
Vice Chairman

Minutes:

November 10, 2022 & December 8, 2022

Old Business:

1. 2022-47 White – 8017 West 146th Avenue – Developmental Variance – Continued Public Hearing

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.

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 with the business operating plan to include a retail store, a total of 3 rage rooms, a room for glass throwing only, 1 stage for open mic nights, a snack shop and an arcade room, and for an additional use of 2 private studios for an art studio and music studio to be located upstairs and not accessible to the public.

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New Business:

1. 2023-02 Heavner – 7000 West 146th Avenue – Developmental Variance

Owner/Petitioner: Josh Heavner, 115 North Grant Street, Crown Point, IN 46307

Vicinity: 7000 West 146th 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.

Public Comment:

Adjournment:

Board of Zoning Appeals Meeting – February 9, 2023 at 6:30 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.