



**TOWN OF CEDAR LAKE  
BOARD OF ZONING APPEALS  
February 9, 2023 6:30 P.M.  
Agenda**

Call To Order: \_\_\_\_\_ pm

Pledge to Flag:

Roll Call:

\_\_\_ Eric Burnham

\_\_\_ Greg Parker

\_\_\_ Ray Jackson

\_\_\_ John Kiepora, Vice Chairman

\_\_\_ Jeff Bunge, Chairman

\_\_\_ David Austgen, Town Attorney

\_\_\_ Ashley Abernathy, Planning Director

\_\_\_ Cheryl Hajduk, Recording Secretary

**Minutes:**

January 12, 2023

**Old Business:**

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

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 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 – Continued Public Hearing**

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.***

**New Business:**

**1. 2023-03 Price Point – 13655 Muir Street – Developmental Variance**

Owner: Jon & Kathleen Dinger, 13655 Muir Street, Cedar Lake, IN 46303

Petitioner: Price Point Builders, LLC, PO Box 1343, Crown Point, IN 46307

Vicinity: 13655 Muir 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) (e), Accessory Buildings, General Accessory Regulations, No accessory buildings shall be allowed in the front yard of any residential lot.

**This Developmental Variance is to allow the Petitioner to construct a 24-foot by 24-foot garage in the front yard setback on a residential lot.**

**Public Comment:**

**Adjournment:**

Board of Zoning Appeals Meeting – March 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.*