



TOWN OF CEDAR LAKE
BOARD OF ZONING APPEALS
March 9, 2023 6:30 PM
Agenda

Call To Order: _____ pm

Pledge to Flag:

Roll Call:

___ Eric Burnham

___ Greg Parker

___ Ray Jackson

___ John Kiepura, Vice Chairman

___ Jeff Bunge, Chairman

___ David Austgen, Town Attorney

___ Ashley Abernathy, Planning Director

___ Cheryl Hajduk, Recording Secretary

Minutes:

February 9, 2023

Old Business:

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

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%.

New Business:

1. 2023-04 Culver's – 9717 W 133rd Avenue – Developmental Variance

Owner/Petitioner: Cedar Lake RE LLC, John Ryan Terpstra, 11121 Fairbanks Ct. Crown Point, IN 46307

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

Section B) Item 1. All business, service, storage, merchandise, display, and where permitted, repair and processing, shall be conducted wholly within an enclosed building, unless authorized as a variance, and except as otherwise permitted herein for specified uses such as off-street automobile parking, off-street loading, and the like.

Section D) Item 3. 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:

c. On all streets designated as a part of the Federal Aid Urban System, as delineated by the State Highway Commission, a distance of fifty feet (50').

and Chapter 16 Signs

Section A) Item 9 Signs which display any flashing or intermittent lights, or lights changing intensity or color, except signs indicating time or weather conditions;

Section C) Item 1 Each building shall be entitled to signage based on a ratio of 1 square foot of signage to each 1 linear foot of frontage of the building up to a maximum of one (100') hundred square feet for the building. The allowed signage can be divided up between multiple occupants of the same building using the ratio of 1 square foot of signage for each 1 linear foot of each occupant's front portion of the building;

Item 1 e. No portions of any sign which shall include permanent or temporary sign shall be placed within ten (10') feet of a right-of-way or any street or highway or located as to project into same;

This Developmental Variance is to allow the Petitioner to have parking in the front yard setback, outdoor dining, an electronic message board sign, a total square footage of signage to be 302.14 square feet, and for the pylon sign to be within 10 feet of the Right of Way with setbacks to be determined by an approved Site Plan from the Plan Commission.

2. 2023-04 Sarti – 9701 W 134th Place – Variance of Use

Owner: Lynn Sarti, 3122 North 600 East, Rolling Prairie, IN 46371

Petitioner: Morgan Stupeck, 9701 W 134th Place, Cedar Lake, IN 46303

Request: Petitioner is requesting a Developmental Variance from Town of Cedar Lake, Lake County, Indiana Ordinance No. 1402, Chapter 6.3 R-T Zoning District

This Variance of Use is to allow the Petitioner to operate a hair salon in an R-T Zoning District

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Public Comment:
Adjournment:

Board of Zoning Appeals Meeting – April 13, 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.