



**TOWN OF CEDAR LAKE
BOARD OF ZONING APPEALS
April 13, 2023 6:30 PM – Agenda**

Call To Order: _____ pm

Pledge to Flag:

Roll Call:

___ Eric Burnham	___ David Austgen, Town Attorney
___ Greg Parker	___ Ashley Abernathy, Planning Director
___ Ray Jackson	___ Cheryl Hajduk, Recording Secretary
___ John Kiepora, Vice Chairman	
___ Jeff Bunge, Chairman	

Minutes:

March 9, 2023

New Business:

1. 2023-06 Barcewicz – 12927 Webster Street – Developmental Variance

Owner/Petitioner: Bartlomiej & Danielle Barcewicz

Vicinity: 12927 Webster 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:

3. Front Yard: Each lot shall front on a dedicated and improved street. Each front yard in this Zoning District shall extend across the full width of the zoning lot and lying between the lot line which fronts on a street and the nearest line of the principal building on which the main entrance to said building exists. 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 new residential home with a 15-foot setback on a corner lot.

2. 2023-07 McGuffey – 10118 W 127th Place – Developmental Variance

Owner/Petitioner: Dannielle McGuffey, 10118 W 127th Place, Cedar Lake, IN 46303

Vicinity: 10118 W 127th Place, 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 B Swimming Pools:

3. Location: No portion of an outdoor swimming pool shall be located at a distance of less than ten (10') feet from any side or rear property line, or building line, or at any other location where a "structure" is prohibited under the other terms of this Zoning Ordinance, as amended from time to time.

This Developmental Variance is to allow the Petitioner to construct a pool approximately 6 feet from the house.

3. 2023-08 Takacs – 10007 W 145th Ave – Developmental Variance

Owner: Dale Takacs, 10007 W 145th Ave, Cedar Lake, IN 46303

Petitioner: Dale & Allison Takacs, 10007 W 145th Ave, Cedar Lake, IN 46303

Request: Petitioner is requesting a Developmental Variance from Town of Cedar Lake, Lake County, Indiana Ordinance No. 1402, Chapter 15, Section B Fences on Residential Corner Lots Served by Sidewalks:

1. The designated Town Building Official has the authority to designate one (1) of the front yards as a side yard. A Fence located on a corner lot that has been designated as a side yard shall be set back a minimum of twenty feet (20') from the right-of-way line, and subject to the following provisions in this Section;

2. The fence shall not exceed a height of four feet (4'); however, if the fence is constructed with a material such as wrought iron or wood piers, a six foot (6') high fence is allowed if the entire fence design is at least fifty percent (50%) open to allow increased visibility to pedestrians and motorists

This Developmental Variance is to allow the Petitioner to construct a 6-foot privacy fence on the property line of a corner lot served by sidewalks

Public Comment:

Adjournment:

Board of Zoning Appeals Meeting – May 11, 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.