



**TOWN OF CEDAR LAKE  
BOARD OF ZONING APPEALS  
May 11, 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:**

April 13, 2023

**Variance Extension Requests:**

**1. 2022-14 – Wicker Enterprise – 13495 Wicker Avenue**

Owner/Petitioner: Wicker Enterprise LLC – 13321 Wicker Avenue

Vicinity: 13495 Wicker Avenue, Cedar Lake, IN 46303

**Request: Petitioner is requesting an extension on their previously approved Developmental Variance received in May 2022 to allow a reduction in the required front yard setback along US 41 from 60 feet to 25 feet and along 135th Place from 30 feet to 10 feet as well as a reduction in the required rear yard setback along the property's eastern border from 30 feet to 20 feet.**

**2. 2022-12 – 141 Partners LLC – 10702 W 141<sup>st</sup> Avenue**

Owner: Mike Neubauer, 8913 W 142<sup>nd</sup> Place, Cedar Lake, IN 46303

Petitioner: 141 Partners LLC, 8913 W. 142<sup>nd</sup> Place, Cedar Lake, IN 46303

Vicinity: 10702 W 141<sup>st</sup> Avenue, Cedar Lake, IN 46303

**Request: Petitioner is requesting on their previously approved Variance of Use to allow Personal Storage Buildings in a Community Business (B-2) Zoning District.**

**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.

**Original Request:** 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%.

**Amended Request per March 9<sup>th</sup> BZA:** This Developmental Variance is to allow the Petitioner to construct an addition onto the house with a front yard setback of 5 feet, a side yard setback of 4 feet, and overall lot coverage of 30%.

**New Business:**

**1. 2023-09 Martinez – 15035 Ivy – Developmental Variance**

Owner/Petitioner: Thomas Martinez, 15035 Ivy Street, Cedar Lake, IN 46303  
Vicinity: 15035 Ivy Street, Cedar Lake, IN 46303

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

- (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 6-foot privacy fence on a through lot served by sidewalks**

**2. 2023-10 Hugg – 12733 Edison Street – Developmental Variance**

Owner/Petitioner: Donald Hugg, 12733 Edison Street, Cedar Lake, IN 46303

Vicinity: 12733 Edison 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:

6. Lot Coverage: Not more than twenty-five percent (25%) of the area of a lot may be covered by buildings and structures

And Chapter 11 Supplementary Zoning Regulations, Section A:

1e. No accessory buildings shall be allowed in the front yard of any residential lot

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 construction of a detached garage in the front yard of a residential lot, with a setback of 6 feet from the house, 3 feet from the left property line, and 2 feet from the rear property line, with an overall lot coverage of 28.2%**

**Public Comment:**

**Adjournment:**

Board of Zoning Appeals Meeting – June 8, 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.*