



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

May 11, 2023 and June 8, 2023

**Old Business:**

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

Owner/Petitioner: Robert & Kathleen Burrink, 143353 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%.***

**2. 2023-14 Vis – Developmental Variance – 11700 W 126<sup>th</sup> Avenue**

Owner/Petitioner: Nathan Vis, 11700 W 126<sup>th</sup> Avenue, Cedar Lake, IN 46303

Vicinity: 11700 W 126<sup>th</sup> 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:

1b. Accessory Buildings shall be permitted per building lot upon issuance of a duly authorized building permit by the designated Town Building Official. Grade level is determinate as six (6”) inches below the floor surface. Exterior wall height shall not exceed ten (10’) feet from the finish floor surface. Attached garages shall be excluded when calculating the Maximum Accessory Buildings Square Feet. Accessory Buildings shall only be allowed according to the following schedule: Lot Size: 2.01 acres or greater Height: 16’

***This Developmental Variance is to allow the construction of an accessory structure with an overall height of 22 feet with an exterior wall height of 15 feet.***

**New Business:**

**1. 2023-17 Schilling – Developmental Variance – 8328 West 147<sup>th</sup> Avenue**

Owner/Petitioner: Jeffery T. Schilling, 8328 W. 147<sup>th</sup> Avenue, Cedar Lake, IN 46303

Vicinity: 8328 W. 147<sup>th</sup> 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, Section A Accessory Buildings:

1b. Accessory Buildings shall be permitted per building lot upon issuance of a duly authorized building permit by the designated Town Building Official. Grade level is determinate as six (6”) inches below the floor surface. Exterior wall height shall not exceed ten (10’) feet from the finish floor surface. Attached garages shall be excluded when calculating the Maximum Accessory Buildings Square Feet. Accessory Buildings shall only be allowed according to the following schedule:

15,001-1.00 acre (43,560 SF) - 1,000 square feet

1e. 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 detached garage in the front yard setback of a residential property, with a maximum size of 1,188 square feet and a maximum wall height of 15 feet.***

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**2. 2023-18 Kramer – Developmental Variance – 15037 Carey Street**

Owner/Petitioner: Susan Kramer, 15037 Carey Street, Cedar Lake, IN 46303

Vicinity: 15037 Carey Street, Cedar Lake, IN 46303

Request: Petitioner is requesting a Developmental Variance from Town of Cedar Lake, Lake County, Indiana Ordinance No. 1402, Chapter 10 Developmental Standards, Section C Yard Requirements:

7c. **Decks:** Decks are not considered part of the principal structure and may be located in the rear yard eight (8') feet from side and rear yard. Decks in the front yard must meet the front yard setback that is located in that Zoning District. Railing cannot exceed six (6') feet in height.

***This Developmental Variance is to allow the Petitioner to construct a deck on the rear of the residential structure 5 feet from the property line to be consistent with the existing house setback.***

**3. Taliano – Developmental Variance – 7212 West 136<sup>th</sup> Place**

Owner/Petitioner: James Taliano, 940 Boxwood Drive, Munster, IN 46321

Vicinity: 7212 W 136<sup>th</sup> Place, Cedar Lake, IN 46303

Request: Petitioner is requesting a Developmental Variance from Town of Cedar Lake, Lake County, Indiana Ordinance No. 1402, Chapter 6.2 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.

***This Developmental Variance is to allow the Petitioner to construct a new home with a height of approximately 33 feet 8 inches.***

**Public Comment:**

**Adjournment:**

Board of Zoning Appeals Meeting – August 10, 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.*