



**TOWN OF CEDAR LAKE  
BOARD OF ZONING APPEALS  
August 10, 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

**Extension Request:**

**1. 2022-27 Pine Crest Marina – 14415 Lauerman Street – Developmental Variance**

Owner/Petitioner: Bob Gross, 14415 Lauerman Street, Cedar Lake, IN 46303

Vicinity: 14415 Lauerman Street, Cedar Lake, IN 46303

**Request:** Petitioner is requesting a one-year extension on their previously approved Developmental Variance request for the construction of a 100-foot by 150-foot cold storage building with an overall height of no more than 42 feet located on a lot with other accessory structures

**Old Business:**

**1. 2023-11 Olson Group Network LLC – Developmental Variance – 13920 Butternut Street**

Owner/Petitioner: Olson Group Network LLC, 2701 W. 45<sup>th</sup> Avenue, Gary, IN 46408

Vicinity: 13920 Butternut 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:

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').

5. Rear Yard: There shall be a rear yard of not less than thirty feet (30').

8. Building Size: No building shall be erected for residential purposes having minimum ground floor area of less than one thousand five hundred (1,500) square feet, for a single story or bi-level house; or one thousand seven hundred (1,700) square feet, for a one and one-half (1 ½) story or tri-level house; or two thousand two hundred (2,200) square feet, for a two (2) story house. All such areas shall be exclusive of unenclosed porches, terraces and garages.

9. Attached Garages: Attached garages on all new homes in this zoning district shall have minimum four hundred (400) square feet. Maximum attached garage size shall be one thousand one hundred (1,100) square feet.

*This Developmental Variance is to allow the construction of a new residential house on an existing lot with a lot width of 70 feet and lot size of 5,971 square feet to be 11.86 feet from the front property line, to be less than 30 feet from the rear property line, a reduction in the minimum garage size to approximately 226 square feet and a reduction in total house square footage to 1,472 square feet.*

**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.*

**New Business:**

**1. 2023-13 L & L Capital Assets LLC – Developmental Variance – 13310 W 133<sup>rd</sup> Ave**

Owner/Petitioner: L & L Capital Assets LLC, PO Box 2010, Cedar Lake, IN 46303

Vicinity: 13310 W 133<sup>rd</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 6.1 R-1 Zoning District, Section C:

Front Yard: Each lot shall front on a dedicated and improved public or private 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: On all other streets, a distance of thirty feet (30').

*This Developmental Variance is to allow for a reduction in the front yard setback to 20 feet off of 133<sup>rd</sup> Avenue for Lot 1, which is a corner lot.*

**2. 2023-20 South Shore Association– Developmental Variance – 145<sup>th</sup> Avenue**

Owner: South Shore Improvement Association, Lot A W 145<sup>th</sup> Ave, Cedar Lake, IN 46303

Petitioner: Alice Doughney, 14608 Lee Street, Cedar Lake, IN 46303

Vicinity: Lot A – W 145<sup>th</sup> Avenue, Cedar Lake, IN 46303

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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, 1. General Accessory Regulations:

- a. There must be a complete residential structure on any given parcel of land prior to construction of any accessory building;
- f. 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 an 8-foot by 12-foot accessory structure on a lot without a residential structure to be located 6 feet from the property line.***

**2. 2023-21 Tiller – Developmental Variance & Variance of Use – 7611 W 140<sup>th</sup> Ave**

Owner: John & Kathy James, 7705 W 140<sup>th</sup> Avenue, Cedar Lake, IN 46303

Petitioner: Michael & Kennedy Tiller, 7611 W 140<sup>th</sup> Avenue, Cedar Lake, IN 46303

Vicinity: 7611 W 140<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 Accessory Structures:

- b. 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: 10,000-15,000 SF 800 square feet 14'
- f. 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 new garage of 840 square feet, with a wall height of 26 feet, to be located 6 feet from the house.***

Petitioner is requesting a Variance of Use from Town of Cedar Lake, Lake County, Indiana Ordinance No. 1402, Chapter 11 Supplementary Zoning Regulations, Section A Accessory Structures:

- c. Additionally, no accessory structure shall be used for residential living facilities.

***This Variance of Use is to allow the Petitioner to construct an in-law living space above the detached garage***

**3. 2023-22 Marsh– Developmental Variance – 9812 W 136<sup>th</sup> Place**

Owner/Petitioner: Edward J. Marsh, 9812 W. 136<sup>th</sup> Place, Cedar Lake, IN 46303

Vicinity: 9812 W. 136<sup>th</sup> Place, Cedar Lake, IN 46303

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Request: Petitioner is requesting a Developmental Variance from Town of Cedar Lake, Lake County, Indiana Ordinance No. 1402, Chapter 15 Fence Requirements, Section B:

1. A Fence located on a corner lot that has been designated as a side yard shall be setback a minimum of twenty feet (20') from the right-of-way line, and subject to the following provisions in this Section.

***This Developmental Variance is to allow the Petitioner to construct a 4-foot picket-style fence to be located 3 feet from the property line.***

**Public Comment:**

**Adjournment:**

Board of Zoning Appeals Meeting – September 14, 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.*