



**TOWN OF CEDAR LAKE
BOARD OF ZONING APPEALS
November 9, 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:

September 14, 2023 and October 12, 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 9th 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. 2023-11 Olson Group Network LLC – Developmental Variance – 13920 Butternut Street – Continued Public Hearing

Owner/Petitioner: Olson Group Network LLC, 2701 W. 45th 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.

New Business

1. 2023-34 Ariyo – Developmental Variance – 14425 Hibiscus Way

Owner/Petitioner: Oluwatosin Ariyo, 14425 Hibiscus Way, Cedar Lake, IN 46303

Vicinity: 14425 Hibiscus Way, 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 a corner lot served by sidewalks to be 20 feet from the property line.

2. 2023-35 Ranieri – Developmental Variance – 7528 W 128th Court

Owner/Petitioner: Luigi & Camelina Ranieri, 915 Winston Drive, Melrose Park, IL 60160

Vicinity: 7528 W. 128th Court, 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:

1. General Accessory Regulations: Accessory building located in any Residential Zoning District, or in other Zoning Districts if intended for residential purposes, shall be regulated as follows:

a. There must be a complete residential structure on any given parcel of land prior to construction of any accessory building and the area of the accessory buildings(s) (measured by the exterior dimensions) added to that of all other building on said parcel may not exceed the maximum lot coverage allowed for that Zoning District.

This Developmental Variance is to allow the Petitioner to construct a 32-foot by 24-foot garage on a lot without a residential structure.

3. 203-36 Casa Bush LLC – Developmental Variance – 8602 W 131st Avenue

Owner/Petitioner: Casa Bush LLC, 7310 Grand Avenue, Hammond, IN 46303

Vicinity: 8602 W 131st 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:

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. Where an accessory building has eaves, the outer edge of the gutter for sheds and accessory buildings shall be no less than five feet (5') measured horizontally from the property line.

This Developmental Variance is to allow the Petitioner to install a 20-foot by 20-foot garage to be located approximately 2.5 feet from the east property line, 1-foot from the rear yard property line, 2.5 feet from the deck and 7.5 feet from the existing house on a legacy lot.

Board of Zoning Appeals
November 9, 2023

Public Comment:
Adjournment:

Board of Zoning Appeals Meeting – December 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.