



**TOWN OF CEDAR LAKE
BOARD OF ZONING APPEALS
December 14, 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:

November 9, 2023

Old Business:

1. 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.

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. 2023-36 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.

New Business

1. 2023-37 Cedar Lake Storage – Variance of Use – 9019 W 133rd Ave

Owner: Cedar Lake Storage LLC, 9019 W 133rd Avenue, Cedar Lake, IN 46303

Petitioner: Chris Porter, 405 N Lafayette Street, Griffith, IN 46319

Vicinity: 9019 W 133rd Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting a Variance of Use from Town of Cedar Lake, Lake County, Indiana Ordinance No. 1402, Chapter 7.2:

Board of Zoning Appeals
December 14, 2023

This Variance of Use is to allow the Petitioner to amend the existing Special Use Variance for the indoor/outdoor storage at Cedar Lake Storage from an M-1 Zoning Classification to a B-2 Zoning Classification

2. 2023-38 Price Point Builders – Developmental Variance – 12819 Cline Ave

Owner: Price Pointe Builders, C/O Vis Law, LLC, 12632 Wicker Avenue, Cedar Lake, IN 46303

Petitioner: Nathan Vis, Vis Law, LLC, 12632 Wicker Avenue, Cedar Lake, IN 46303

Vicinity: 12819 Cline Avenue, 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, Section C:

2. Minimum Lot Area and Width: A lot area of not less than ten thousand (10,000—80' x 125') square feet, and a lot width of not less than eighty feet (80') at the building line shall be provided for every building or other structure erected or used for any use permitted in this Zoning District. Corner lot areas of not less than twelve thousand five hundred (12,500—100' x 125') square feet, and a lot width of not less than one hundred feet (100') at the building line shall be permitted for every building or other structure erected or used for any use permitted in this Zoning District.

This Developmental Variance is to allow the Petitioner a reduction in building setback line on Lot 2 from 80 feet to 68.5 feet.

Public Comment:

Adjournment:

Board of Zoning Appeals Meeting – January 11, 2024 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.