



**TOWN OF CEDAR LAKE
BOARD OF ZONING APPEALS
February 8, 2024 6:00 PM – Agenda**

Call To Order: _____ pm

Pledge to Flag:

Roll Call:

___ TBA	___ David Austgen, Town Attorney
___ James Hunley	___ Ashley Abernathy, Planning Director
___ Ray Jackson	___ Cheryl Hajduk, Recording Secretary
___ Eric Burnham, Vice Chairman	
___ John Kiepora, Chairman	

Minutes:

December 14, 2023 & January 11, 2024

Old Business:

1. 2024-01 Porter – Variance of Use & Developmental Variance – 6425 W 141st Ave

Owner: Linsey Porter, 6428 W 141st Ave, Cedar Lake, IN 46303

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

Vicinity: 6425 W 141st Ave, Cedar Lake, IN 46303

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

10. Metal and/or Post Buildings: Metal and post building types of construction shall not be permitted in this Residential Zoning District as a Primary or Accessory use.

and Ordinance No. 1402, Chapter 11, Section A:

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; and

2. Metal and Post Buildings: Metal and post building types of construction shall not be permitted in this Residential Zoning District as a Primary or Accessory use. Any accessory building greater than one thousand one (1,001') square feet in size shall be exempt from this provision providing it conforms with all other provisions required in CHAPTER 10, Section A.

This Developmental Variance is to allow the Petitioner to construct a barndominium house with metal siding, and the use of a metal comex storage box on the property prior to the construction of the house and to continue the use of the storage box as an accessory structure on the lot.

New Business:

1. 2024-02 Faith Church – Developmental Variance – 6729 W 133rd Ave

Owner/Petitioner: Faith Reformed Church Inc., Bryan Ford, 100 81st Avenue, Dyer, IN 46311

Vicinity: 6729 W 133rd 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:

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 an addition onto the existing church to have an overall height of 53 feet.

2. 2024-03 Dudlack & Hoover – Developmental Variance – 12801 Oak Street

Owner/Petitioner: Mitchell J. Dudlack & Katheryn L. Hoover, 12801 Oak Street, Cedar Lake, IN 46303

Vicinity: 12801 Oak Street, 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:

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: Less than 10,000 SF 600 square feet 14'

This Developmental Variance is to allow the Petitioner to construct a 8-foot by 10-foot accessory structure on a lot less than 10,000 square feet for a total accessory structure size of 656 square feet.

3. 2024-04 Kolber – Developmental Variance – 10833 W 133rd Ave

Owner: CWK Properties – Cedar Lake LLC, 7949 W 79th Street, Bridgeview, IL 60455

Petitioner: Steven Kolber, 828 Davis Street, Evanston, IL 60201

Vicinity: 10833 W 133rd Avenue, Cedar Lake, IN 46303

Request:

Petitioner is requesting a Developmental Variance from Town of Cedar Lake, Lake County, Indiana Ordinance No. 1402, Chapter 7.3, Section D:

3. Front Yard: Each lot shall front on a dedicated and improved street. There shall be a minimum front yard between the building line and the highway line and the highway or street right-of-way lines as follows:

c. On all streets designated as a part of the Federal Aid Urban System, as delineated by the State Highway Commission, a distance of fifty feet (50').

4. Side Yard:

a. On corner lots, each side yard abutting a street shall be the same as the front yard setback.

b. On a lot abutting any Residential Zoning District, there shall be a side yard abutting such Zoning District having a width of not less than fifteen feet (15'), which shall be effectively screened from abutting lots by a strip of planting not less than fifteen feet (15') in ultimate width, such planting consisting of not less than fifty percent (50%) evergreen material scattered throughout.

This Developmental Variance is to allow the Petitioner to have parking in the front yard setback and a reduction in side yard setback on the eastern boundary to 7 feet for a proposed new commercial business.

Public Comment:

Adjournment:

Board of Zoning Appeals Meeting – March 14, 2024 at 6:00 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.