



**TOWN OF CEDAR LAKE  
BOARD OF ZONING APPEALS  
March 14, 2024 6:00 PM – Agenda**

Call To Order: \_\_\_\_\_ pm

Pledge to Flag:

Roll Call:

\_\_\_ Jerry Reiling

\_\_\_ James Hunley

\_\_\_ Ray Jackson

\_\_\_ Eric Burnham, Vice Chairman

\_\_\_ John Kiepora, Chairman

\_\_\_ David Austgen, Town Attorney

\_\_\_ Ashley Abernathy, Planning Director

\_\_\_ Cheryl Hajduk, Recording Secretary

**Minutes:**

February 8, 2024

**Old Business:**

**1. 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.**

**2. 2024-04 Kolber – Developmental Variance – 10833 W 133<sup>rd</sup> Ave**

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

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

Vicinity: 10833 W 133<sup>rd</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 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.***

#### **New Business**

##### **1. 2024-05 Cook Builders – Developmental Variance – 13416 Cedar Street**

Owner: Robert & Lindsey Jager, 11159 Elmwood Ct, Mokena, IL 60448

Petitioner: Cook Builders, 6919 W Lincoln Hwy, Crown Point, IN 46307

Vicinity: 13416 Cedar Street, Cedar Lake, IN 46303

Request:

Petitioner is requesting a Developmental Variance from Town of Cedar Lake, Lake County, Indiana Ordinance No. 1402, Chapter 7.7, Section B:

1. Occupied Legacy Residential Lot of Record, lots of less than 5,000 SF, development standards:
  - h. Maximum building height 25';

***This Developmental Variance is to allow the Petitioner to build a cupola on an existing house over the 25-foot height requirement, for a height of 28 feet.***

##### **2. 2024-06 James – Variance of Use – 13328 Edison Street**

Owner: Alexander Lu, 1600 N 15<sup>th</sup> TER, Hollywood, FL 33020

Petitioner: Michael James, 16901 Thackery Ave, Oak Forest, IL 60452

Vicinity: 13328 Edison 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, Section B:

In Residential (R-2) Zoning Districts, the following regulations shall apply, as listed hereafter:

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A building may be erected, altered, or used, and a lot may be used or occupied, for any of the following purposes and no other:

1. **Primary Use:** Single-Family Detached Dwelling Units.

***This Variance of Use is to allow the Petitioner to convert a single-family house into a two-unit building.***

**Public Comment:**

**Adjournment:**

Board of Zoning Appeals Meeting – April 11, 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.*