



**TOWN OF CEDAR LAKE
BOARD OF ZONING APPEALS
June 13, 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 Kiepura, Chairman

___ David Austgen, Town Attorney

___ Jeff Bunge, Town Manager

___ Tim Kubiak, Director of Operations

___ Cheryl Hajduk, Recording Secretary

Minutes: April 11, 2024

Agenda

Old Business:

1. 2024-13 StorSafe – Developmental Variance

Owner/Petitioner: Storsafe of Cedar Lake, LLC, 5301 Dempster St. Suite 300, Skokie, IL 60077
Vicinity: 13649 Wicker Avenue, Cedar Lake, IN 46303

Request:

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

4. In any Business Zoning District where a commercial building is located on a lot which abuts property zoned for residential use, an opaque landscape screen, an opaque fence or screening having a minimum height of six (6') feet shall be provided along any side and/or rear lot line contiguous to the property zoned for residential use.

And Chapter 12, Section D:

15. Design, Construction and Maintenance: In addition to the general design requirements specified herein, the following design and construction requirements shall be satisfied in all off-street parking areas with any exceptions noted:

e. Surfacing: All open off-street parking spaces and access drives shall be blacktop or concrete, or surfaced with smooth and durable compatible surface material so that they will remain free from dust or litter particles, and be adequately drained so that they will not retain water.

f. Screening, Landscaping, and barriers: All open off-street parking areas, containing more than four (4) parking spaces, located less than forty (40') feet from the nearest property line of a lot in a Residential Zoning District, shall be effectively screened on each side adjoining or fronting on

such property line by a wall, fence, or densely planted compact hedge, not less than five (5') feet nor more than eight (8') feet in height. The screening, Table game establishment (i.e., pinball, pool, etc.) 1 space for each 100 square feet of floor area Warehouse 1 space per 5,000 square feet of floor area landscaping and barriers shall be adequately maintained for aesthetic reasons. There shall be installed a substantial barrier on or adjacent to the lot line along all open off-street parking spaces and such barrier on or adjacent to the lot line along all open off-street parking spaces and such barrier shall be so located that no portion of any vehicle parking on the lot shall extend over the lot line;

g. Lighting:

i. Except for single-family and two-family residential lots, adequate lighting shall be provided for use when a parking area is in operation. All lighting shall be arranged so that no source of light shall be directly visible beyond the parking lot upon which the lighting is located and all lighting structures shall conform to the provisions of this Zoning Ordinance, as amended from time to time;

This Developmental Variance is to allow the Petitioner to use gravel for parking in the rear of the property, to continue to have parking along the property lines, and to have waivers from the lighting requirements in the gravel area of the property and screening along the northern and western boundary lines, as currently existing on the property.

2. 2024-17 Camus – Developmental Variance

Owner/Petitioner: Richard Camus Jr, 13132 Lindberg Street, Cedar Lake, IN 46303

Vicinity: 13132 Lindberg Street, 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 C:

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 not served by a sidewalk(s) that has been designated as a side yard shall be set back a minimum six feet (6') from the right of way line and does not exceed a height of four feet (4') and subject the following provisions in this Sections;
2. 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 fifty percent (50%) open to allow increased visibility to pedestrians and motorists; and the fence is set back a minimum of six feet (6') from the side lot line;

This Developmental Variance is to allow the Petitioner to construct a 6-foot privacy fence on the property line of a corner lot replacing the existing fence.

3. 2024-11 Groen – Developmental Variance

Owner/Petitioner: Chad Groen, 9074 Cline Avenue, Crown Point, IN 46307
Vicinity: 14607 Dewey 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 C:

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').

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 Petitioner to reconstruct an existing house with a reduction in garage square footage to 384 square feet, a reduction of the side yard setback on the south property line to 4 feet and a reduction in the side yard setback to 6 feet on the north property line.

New Business:

1. 2024-23 Govert – Developmental Variance

Owner/Petitioner: Collin & Emilie Govert, 7533 Independence Street, Merrillville, IN 46410
Vicinity: 6504 Fernwood Avenue, Cedar Lake, IN 46303

Request:

This Developmental Variance is to allow the Petitioner to construct a detached garage with a wall height of 14 feet and an overall height of 17 feet.

2. 2024-24 Koskela – Developmental Variance

Owner/Petitioner: Donald J. Koskela, 13502 Dewey St., Cedar Lake, IN 46303
Vicinity: 13502 Dewey St., Cedar Lake, IN 46303

Request:

This Developmental Variance is to allow the Petitioner to construct a deck 2 feet from the left property line, 4 feet from the right property line, and 27 feet from the rear property line on a through lot in a pre-platted subdivision.

3. 2024-25 EYM Realty – Developmental Variance

Owner/Petitioner: Kelly Cripe, 9849 Lincoln Plaza Way, Cedar Lake, IN 46303
Vicinity: 13300 Lincolnway Plaza Suite B, Cedar Lake, IN 46303

Request:

This Developmental Variance is to allow the Petitioner to apply for a parking variance for the rear space behind Pizza Hut.

-Petitioner is requesting to withdraw their variance due to finding another space to rent that is more advantageous.

Board of Zoning Appeals
June 13, 2024

4. 2024-26 Byrns – Developmental Variance

Owner/Petitioner: Lynn M. Byrns, 7201 W. 143rd Place, Cedar Lake, IN 46303
Vicinity: 7201 W. 143rd Place, Cedar Lake, IN 46303

Request:

This Developmental Variance is to allow the Petitioner to install a 6-foot privacy fence on a corner lot not served by a sidewalk.

5. 2024-27 O’Donnell Construction – Developmental Variance

Owner/Petitioner: O’Donnell Homes Ltd., P.O. Box 717, Crown Point, IN 46308
Vicinity: 13527 Lakeside Blvd., Cedar Lake, IN 46303

Request:

This Developmental Variance is to allow the Petitioner to increase allowable building coverage area from 25% to 30%.

6. 2024-28 Doorn/Friesma – Developmental Variance

Owner: KDV Enterprises LLC., 3008 Brampton Ln., Dyer, IN 46311
Petitioner: Doorn Construction Inc/ Jamie Friesma, 1326 Lantz Ln., Schererville, IN 46375

Request:

This Developmental Variance is to allow the Petitioner to increase allowable building coverage area from 25% to 28.3% to allow for a house/garage and covered porches.

Update:

Cedar Lake Storage – Phase 2

Public Comment:

Adjournment:

Board of Zoning Appeals Meeting – July 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.