



**TOWN OF CEDAR LAKE  
BOARD OF ZONING APPEALS  
December 12, 2024 6:00 PM – Agenda**

Call To Order: \_\_\_\_\_ pm  
Pledge to Flag:  
Roll Call:

- |  |  |
|--|--|
| <p>___ Jerry Reiling<br/>___ James Hunley<br/>___ Ray Jackson<br/>___ Eric Burnham, Vice Chairman<br/>___ John Kiepura, Chairman</p> | <p>___ David Austgen, Town Attorney<br/>___ Jeff Bunge, Town Manager<br/>___ Tim Kubiak, Director of Operations<br/>___ Cheryl Hajduk, Recording Secretary</p> |
|--|--|

**Agenda:**

**Minutes:** September 12, 2024; November 14, 2024

**Old Business:**

**1. 2024-36 Cindy Smith – Developmental Variance**

Owner/Petitioner: Cindy Smith, 5924 W. 172<sup>nd</sup> Ave., Cedar Lake, IN 46303  
Vicinity: 13914 Huseman St., Cedar Lake, IN 46303

**Request: Petitioner is requesting to build a garage that would have no rear yard setback and a five-foot side yard setback on each side`. From the garage to the foundation of the home would be eight feet, but from the bottom step to the garage would be two feet.  
Petitioner is requesting 30% lot coverage for a legacy lot.**

- a. Review of legals
- b. Petitioner’s Comments:
- c. Remonstrators:
- d. Building Department’s Comments:
- e. Board’s Decision:

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

Jerry Reiling	James Hunley	Ray Jackson	Eric Burnham	John Kiepura	Vote
Yes   No	Yes   No	Yes   No	Yes   No	Yes   No	

**New Business:**

**1. 2024-38 Collin and Emilie Govert – Developmental Variance**

Owner: Collin and Emilie Govert, 6504 Fernwood Avenue, Cedar Lake, IN 46303  
Petitioner: Price Point Builders, LLC, P.O. Box 1343, Crown Point, IN 46308  
Vicinity: 6504 Fernwood Avenue, Cedar Lake, IN 46303

**Request: Petitioner is requesting to have a detached garage with a wall height of 14 feet and an overall height of 18’10”.**

- a. Review of legals
- b. Petitioner’s Comments:
- c. Remonstrators:
- d. Building Department’s Comments:
- e. Board’s Decision:

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

Jerry Reiling	James Hunley	Ray Jackson	Eric Burnham	John Kiepura	Vote
Yes   No	Yes   No	Yes   No	Yes   No	Yes   No	

**2. 2024-39 Stephen Goff – Developmental Variance**

Owner: Hanover Community Schools, 14525 Wicker Avenue, Cedar Lake, IN 46303  
 Petitioner: Stephen Goff, 10210 W. 129<sup>th</sup> Avenue, Cedar Lake, IN 46303  
 Vicinity: 7430 W. 128<sup>th</sup> Lane, Cedar Lake, IN 46303

**Request: Petitioner is requesting to build a home on a lot totaling 6,250 square feet (62.5’ x 100’). The residence would have a 20.66’ front yard set-back. The Petitioner is requesting 30% lot coverage with the home totaling 1,256 square feet and an attached garage totaling 356 square feet.**

- a. Review of legals
- b. Petitioner’s Comments:
- c. Remonstrators:
- d. Building Department’s Comments:
- e. Board’s Decision:

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

Jerry Reiling	James Hunley	Ray Jackson	Eric Burnham	John Kiepura	Vote
Yes   No	Yes   No	Yes   No	Yes   No	Yes   No	

**3. 2024-40 Anderson Variance “A” Beacon Pointe Lots 60, 68, and 73**

Owner Beacon West LLC, 2300 Ramblewood Dr., Suite A, Highland, IN 46322  
 Petitioner: Beacon Pointe of Cedar Lake LLC, 8900 Wicker Avenue, St. John, IN 46373  
 Vicinity: Beacon Pointe Unit 7, Lots 60, 68, and 73

**Request: Petitioner is requesting an increased lot coverage of 33.4% for lots 60, 68, and 73 located in Beacon Pointe Unit 7**

- a. Review of legals
- b. Petitioner’s Comments:
- c. Remonstrators:
- d. Building Department’s Comments:
- e. Board’s Decision:

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

Jerry Reiling	James Hunley	Ray Jackson	Eric Burnham	John Kiepura	Vote
Yes   No	Yes   No	Yes   No	Yes   No	Yes   No	

**4. 2024-41 Anderson Variance “B” Beacon Pointe Lots 55, 59, 65, and 74**

Owner Beacon West LLC, 2300 Ramblewood Dr., Suite A, Highland, IN 46322  
 Petitioner: Beacon Pointe of Cedar Lake LLC, 8900 Wicker Avenue, St. John, IN 46373  
 Vicinity: Beacon Pointe Unit 7, Lots 55, 59, 65, and 74

**Request: Petitioner is requesting an increased lot coverage of 30.5% for lots 55, 59, 65, and 74 located in Beacon Pointe Unit 7**

- a. Review of legals
- b. Petitioner’s Comments:
- c. Remonstrators:
- d. Building Department’s Comments:
- e. Board’s Decision:

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

Jerry Reiling	James Hunley	Ray Jackson	Eric Burnham	John Kiepura	Vote
Yes   No	Yes   No	Yes   No	Yes   No	Yes   No	

**Request: Petitioner is requesting an increased lot coverage of 30.5% for lots 55, 59, 65, and 74 located in Beacon Pointe Unit 7**

**5. 2024-42 Steve Sikorevich – Use Variance**

Owner/Petitioner: Steve Sikorevich, 10120 Homestead Court, Cedar Lake, IN 46303  
 Vicinity: 10120 Homestead Court, Cedar Lake, IN 46303

**Request: This Use Variance is to allow the Petitioner to have multi-family residence with a B-1 Medical Office in an R-2 Zoning District. Petitioner’s prior Use Variance was approved by the BZA on February 11, 2021, and Town Council on March 2, 2021. The BZA motion was as follows, motion to send a Favorable Recommendation to the Town Council for a Special Use Variance to allow the petitioner to have a multi-Family residence with a B-1 Medical Office in an R-2 Zoning District with the following contingencies;**

Board of Zoning Appeals  
December 12, 2024

- a. Four (4) apartments and one (1) medical office.
- b. Medical office will have limited in-house patients and telemedicine
- c. Contingent upon meeting all Town Codes and Ordinances for the Building Department to allow and approve occupancy.
- d. Medical office space shall not exceed 600 square feet.
- e. Hours of on-site operation 8 am to 7 pm, Monday through Friday, and occasionally on Saturdays and no Sundays, all by appointment only.
- f. To maintain a family medical practice.
- g. To make building improvements as shown and discussed on the drawings submitted February 11, 2021 and last month.
- h. Petitioner will come back to the Board of Zoning Appeals for any additional use of space.
- i. To include the Finding of Fact.

**The multi-Family residence has been completed and now the Petitioner is looking to move forward with the medical office.**

- a. Review of legals
- b. Petitioner’s Comments:
- c. Remonstrators:
- d. Building Department’s Comments:
- e. Board’s Decision:

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

Jerry Reiling	James Hunley	Ray Jackson	Eric Burnham	John Kiepura	Vote
Yes   No	Yes   No	Yes   No	Yes   No	Yes   No	

**6. 2024-43 Adam Baumgartner – Developmental Variance**

Owner/Petitioner: Adam Baumgartner, 8319 Lakeshore Drive, Cedar Lake, IN 46303  
Vicinity: 8319 Lakeshore Drive, Cedar Lake, IN 46303

**Request: Petitioner is requesting to build a covered staircase that is 2 feet from the property line but will have an overheard eave that extends out 10 inches thus making the side yard set-back 1’2”.**

- a. Review of legals
- b. Petitioner’s Comments:
- c. Remonstrators:
- d. Building Department’s Comments:
- e. Board’s Decision:

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

Jerry Reiling	James Hunley	Ray Jackson	Eric Burnham	John Kiepura	Vote
Yes   No	Yes   No	Yes   No	Yes   No	Yes   No	

Board of Zoning Appeals  
December 12, 2024

**Public Comment:**

**Adjournment:**

Board of Zoning Appeals Meeting – January 9, 2025 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.*