



**TOWN OF CEDAR LAKE
BOARD OF ZONING APPEALS
January 9, 2025 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
___ Terrence Conley, Planning Director
___ Tim Kubiak, Director of Operations
___ Cheryl Hajduk, Recording Secretary |
|---|--|

Agenda:

Minutes: December 12, 2024

Motion: _____ 1st _____ 2nd _____

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

New Business:

1. 2025-01 Sean Moran

Owner/Petitioner: 8609 W. 131st Avenue, Cedar Lake, IN 46303
Vicinity: 8609 W. 131st Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting deferral to February 13, 2025 due to legal newspaper advertisement.

Petitioner is requesting to remodel/build onto existing home on a lot that totals 8,348 square feet. The home would have a 5-foot front yard setback from the property line due to a covered deck addition. The east side of the home and rear deck would have a 7.45' side yard setback. The rear yard setback would be approximately 15'. Lot coverage would be increased to approximately 45%.

Motion: _____ 1st _____ 2nd _____

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

2. 2025-02 Danny Starcevich

Owner/Petitioner: Danny Starcevich, 8601 W. 141st Lane, Cedar Lake, IN 46303
 Vicinity: 8601 W. 141st Lane, Cedar Lake, IN 46303

Request: Petitioner is requesting Lot A to have a front yard setback of 15 feet and a second front yard setback (corner lot) of 14 feet. The side yard setback for Lot A would be 13 feet. The total area for Lot A would total 8,610 square feet. Lot B would have a second front yard setback (corner lot) of 21 feet.

Motion: _____ 1st _____ 2nd _____

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

Old Business:

1. 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 to 29.8% 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: _____ 1st _____ 2nd _____

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

2. 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 to 29.6% 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: _____ 1st _____ 2nd _____

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

Public Comment:

Adjournment:

Board of Zoning Appeals Meeting – February 13, 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.