



# Town of Cedar Lake

Department of Planning, Zoning and Building  
7408 Constitution Avenue, P.O. Box 707, Cedar Lake, IN 46303  
Tel: (219) 374-7400 Fax: (219) 374-8588  
www.cedarlakein.org

**\*OFFICE USE ONLY**  
DOCKET NO. 2024-14  
FILING FEE \$150.00  
RECEIPT NO. 708430

## VARIANCE APPLICATION

PROPERTY ADDRESS: 14326 LAKE SHORE DRIVE ZONING R-2  
TAX KEY NUMBER(S): 45-15-35-151-008,000-043

### PETITIONER(S) INFORMATION

NAME: THEODORE ROHN Ph  
ADDRESS: 13177 RHODE STREET Alt. Ph  
CITY, STATE, ZIP: CEDAR LAKE, IN 46303 Er

### OWNER(S) INFORMATION

NAME: DAVID ALSTIGEN Ph  
ADDRESS: 14326 LAKE SHORE DRIVE Alt. Ph  
CITY, STATE, ZIP: CEDAR LAKE, IN 46303 Er

REQUEST (check all that apply):  
 DEVELOPMENTAL VARIANCE (see page 3)  
 USE VARIANCE (see page 4)  
 APPEAL (see page 6)

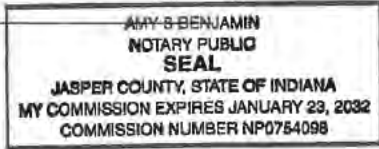
### DESCRIBE THE VARIANCE REQUEST:

AN INCREASE TO THE ALLOWABLE LOT COVERAGE FROM 25% TO 30%

I (We), the undersigned, now state that the information contained in this application and all attached exhibits are true and correct to the best of my (our) knowledge.

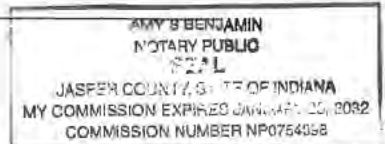
[Redacted Signature]

Signature(s) of Owner(s)



STATE OF INDIANA )  
) SS:  
COUNTY OF LAKE )

Signature(s) of Petitioner(s)



STATE OF INDIANA )  
) SS:  
COUNTY OF LAKE )

Subscribed and sworn to before me on this 1 day of

March, 2024

Subscribed and sworn to before me on this 1 day of

March, 2024

Notary Public

My Commission expires: 1/23/32

Notary Public

My Commission expires: 1/23/32

Variance Request Worksheet – Developmental Variance – Petitioner Use

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community (Consider whether or not the granting of the variance will hurt or harm the Town – why or why not, and what harm could occur?)

APPROVAL OF THIS VARIANCE WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS AND GENERAL WELFARE OF THE COMMUNITY. THE PROPOSED ADDITION WILL MEET ALL LOCAL AND STATE BUILDING CODES FOR RESIDENTIAL PROPERTY

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner (Consider whether neighboring property will suffer any major negative impacts – what impacts can the neighbors realistically expect?)

APPROVAL OF THIS VARIANCE WILL NOT ADVERSELY IMPACT THE USE AND VALUE OF ADJACENT PROPERTIES. THE USE OF THE ADDITION WILL BE THE SAME AS THE EXISTING HOME. THE PROPOSED IMPROVEMENTS WILL INCREASE THE VALUE OF THE PROPERTY.

3. The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property (Consider what difficulties the owner would have developing the property according to the Zoning Ordinance Standards. Higher cost is not an adequate justification for a variance)

THE SIZE OF THE LOT PROHIBITS THE MAXIMUM AND HIGHEST/BEST USE BASED ON THE ALLOWABLE LOT COVERAGE STIPULATED IN THE ZONING ORDINANCE. THE PROPOSED ADDITION REPLACES THE FOOTPRINT OF THE EXISTING SUN SHADE WHICH WILL BE REMOVED.

If ANY of the criteria have been checked as "no", the Developmental Variance request may not be approved.

If ALL criteria have been checked as "yes", then a Developmental Variance is justified

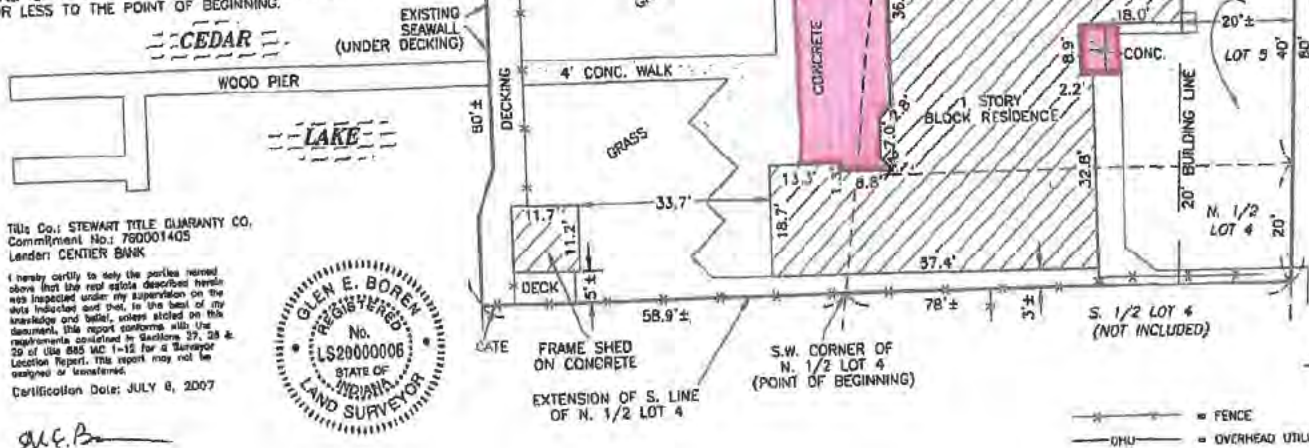
INDIANA REGISTERED LAND SURVEYOR  
LOCATION REPORT

NOTE: PLEASE READ THIS CAUTION! THIS REPORT IS DESIGNED FOR USE BY A TITLE INSURANCE COMPANY WITH RESIDENTIAL LOAN POLICIES. NO CORNER MARKERS WERE SET AND THE LOCATION DATA HEREON IS BASED ON LIMITED ACCURACY MEASUREMENTS. ALLOWABLE PERIMETER DISTANCES AND SIDES TO THE VARIANCES FOR PARCELS IN PLATTED SUBDIVISIONS, ONE FOOT MORE OR LESS, ALL OTHERS TWO FEET MORE OR LESS. DISTANCES OVER ONE HUNDRED FEET MAY BE ESTIMATED.

THESE REPORTS WILL BE ASSUMED FOR ANY OF THIS DATA FOR CONSTRUCTION OF NEW IMPROVEMENTS OR BRIDGES. THEREFORE, NO LIABILITY WILL BE ASSUMED FOR ANY OF THIS DATA FOR CONSTRUCTION OF NEW IMPROVEMENTS OR BRIDGES OTHER THAN BUILDING LINES AND EASEMENTS PLATTED OR PROVIDED BY CLIENT. NO RESTRICTIONS OR COVENANTS ARE SHOWN. FENCE LINE LOCATIONS ARE APPROXIMATE, UNLESS OTHERWISE NOTED. NO SUBSTANTIAL PHYSICAL EVIDENCE OF POSSESSION WAS OBSERVED ALONG PERIMETER LINE OF TRACT AND ONLY RECORDED PERIMETER DIMENSIONS ARE SHOWN.

FLOOD HAZARD STATEMENT: The accuracy of any flood hazard data shown on this report is subject to map scale uncertainty and to any other uncertainty in location or elevation on the Flood Insurance Rate Map, (FIRM). All of the within described land DOES NOT lie within that special flood hazard zone A or any other flood zone as shown on Community Panel #100127 0003 B of the FIRM for CEDAR LAKE, INDIANA, dated MARCH 15, 1992.

Property Description: THE NORTH HALF OF LOT 4, ALL OF LOT 5, AND THE SOUTH HALF OF LOT 6, BLOCK 1 IN SURPRISE PARK ON THE LAKE AS SHOWN IN PLAT BOOK 18, PAGE 17 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, ALSO A PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2ND P.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF LOT 4 IN BLOCK 1 IN SAID SURPRISE PARK; THENCE WESTERLY ALONG AN EXTENSION OF THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 4 A DISTANCE OF 58.9 FEET TO A SEAWALL; THENCE NORTHERLY ALONG SAID SEAWALL 80 FEET MORE OR LESS TO AN EXTENSION OF THE NORTH LINE OF THE SOUTH HALF OF LOT 6 IN BLOCK 1 IN SAID SURPRISE PARK; THENCE EASTERLY ALONG SAID EXTENSION 60.6 FEET MORE OR LESS TO THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID LOT 6; THENCE SOUTHERLY 80 FEET MORE OR LESS TO THE POINT OF BEGINNING.



Title Co.: STEWART TITLE GUARANTY CO.  
Commitment No.: 760001405  
Lender: CENTER BANK

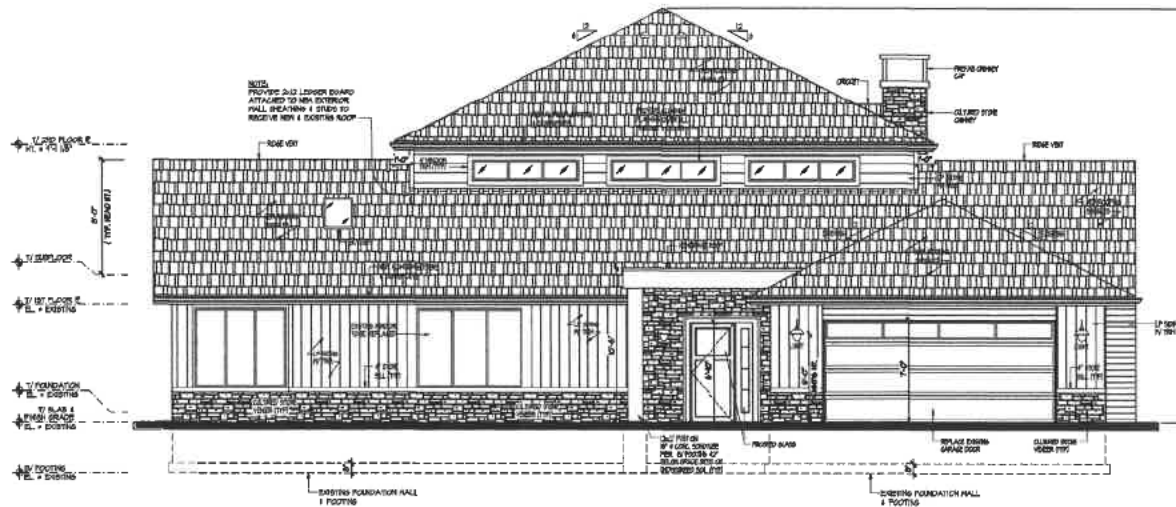
I hereby certify to rely the parties named above that the real estate described herein was inspected under my supervision on the date indicated and that, to the best of my knowledge and belief, except stated on this document, this report conforms with the requirements contained in Sections 37, 38 & 39 of the 885 I.C. 11-12 for a Surveyor Location Report. This report may not be assigned or transferred.

Certification Date: JULY 8, 2007

*G.E.B.*  
Surveyor's Signature:

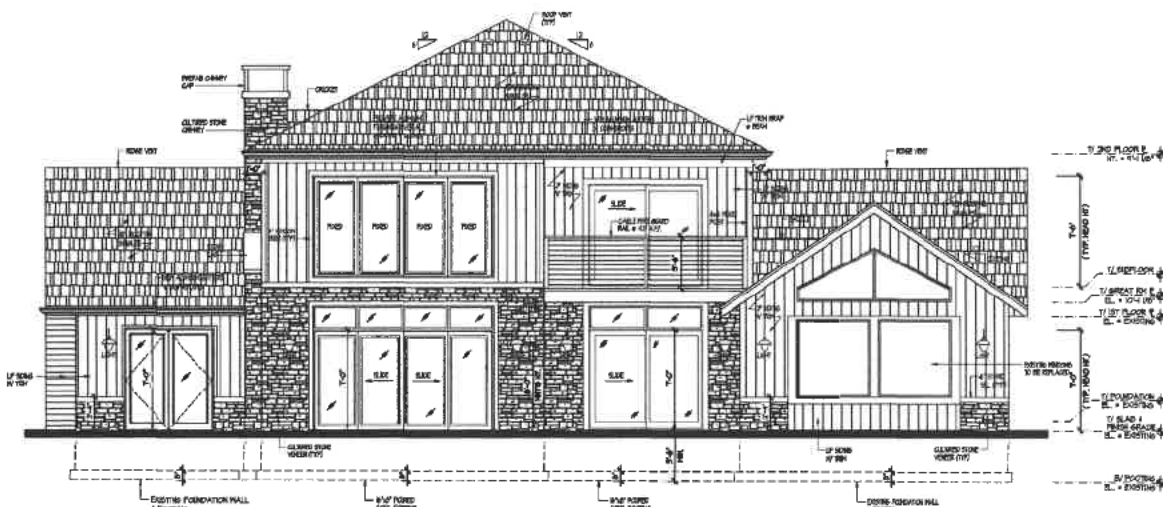


DRAWN BY: G.E. BOREN  
 DATE: 7/9/07  
 1-4928 LAKE SHORE DRIVE  
 CEDAR LAKE, INDIANA  
 Ordered By: R.B.B., LLC  
 Ref. Name: RYBICKI  
 SURVEYORS-ENGINEERS-ARCHITECTS  
 64 West 97th Place - Indianapolis, IN 46416  
 SCALE: 1"=20'  
 LOCATION REPORT  
 JOB NO. L07591



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

- GENERAL ELEVATION NOTES**
1. CONTRACTOR NOTE  
ALL TRADES MUST CONFORM TO CURRENT BUILDING CODES APPLICABLE TO THIS PROJECT. CONTRACTORS ARE TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE EXECUTING ANY WORK. REPORT ANY DISCREPANCIES AT ONCE. OBTAIN SCALE DRAWINGS. USE FINISHED DIMENSIONS ONLY.
  2. WINDOW AND PAINT CODE DESIGNATIONS INDICATED SUGGESTED SIZE AND TYPE. COORDINATE WINDOW AND DOOR MANUFACTURERS WITH OWNER FOR EXACT SIZES AND TYPES.
  3. SLOTTED GLAZING SHALL BE INSTALLED WHERE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
  4. PROVIDE DRIP CAPS AT ALL WINDOWS, DOORS, AND RAISED TRAP ENDS RETURNED WITH RAIN GUTTERS AND FLASH AS REQ'D.

**AUSTGEN RESIDENCE**  
14326 LAKE SHORE DRIVE  
CEDAR LAKE, INDIANA  
46307

**ROHN ASSOCIATES ARCHITECTS & PLANNERS**  
13177 RHODE STREET  
CEDAR LAKE, IN 46303  
PHONE: (708) 906-4870

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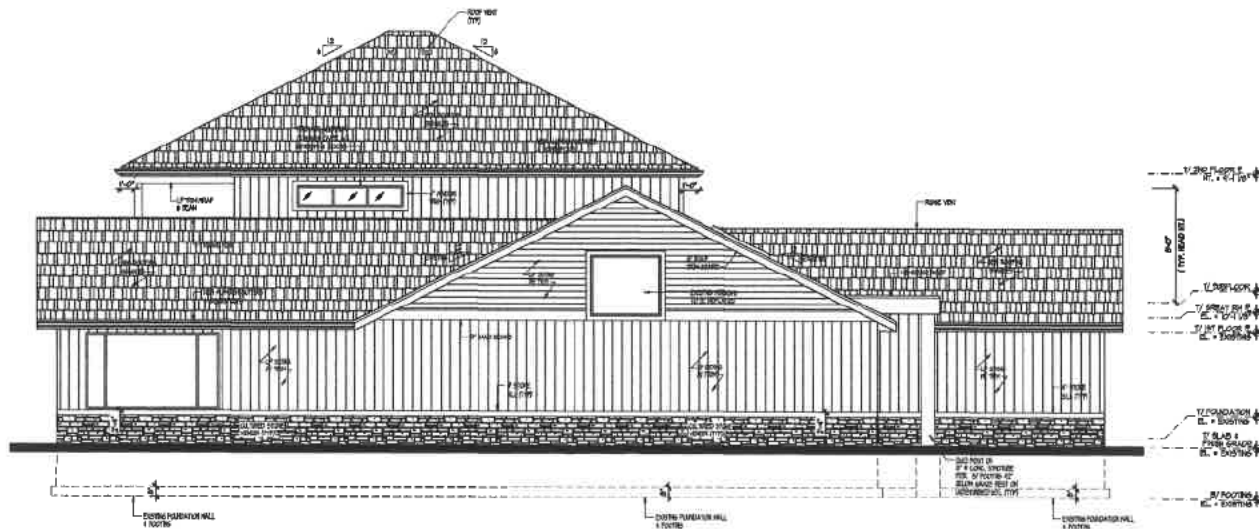
ARCHITECT'S SEAL  
EXPIRES ON: 01/31/2014

ISSUE FOR:

DATE	BY	REVISION
12/22/06	AS	100% PERMITS
12/22/06	AS	100% PERMITS
12/22/06	AS	100% PERMITS
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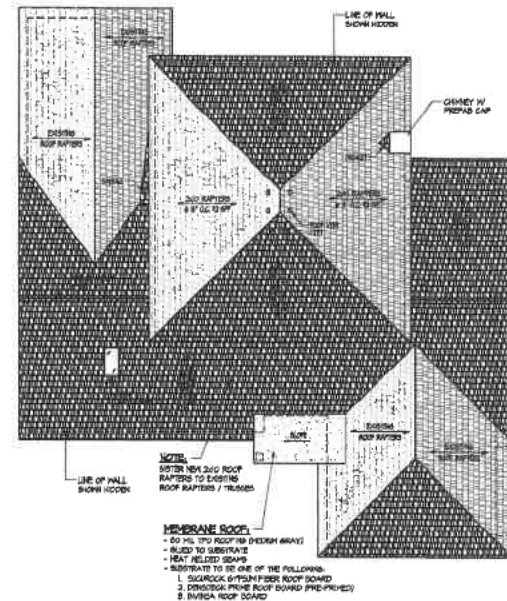
EXTERIOR ELEVATIONS  
SCALE: AS NOTED  
PROJECT NO.: 16-0000

**A1**



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



ROOF PLAN

SCALE: 1/8" = 1'-0"

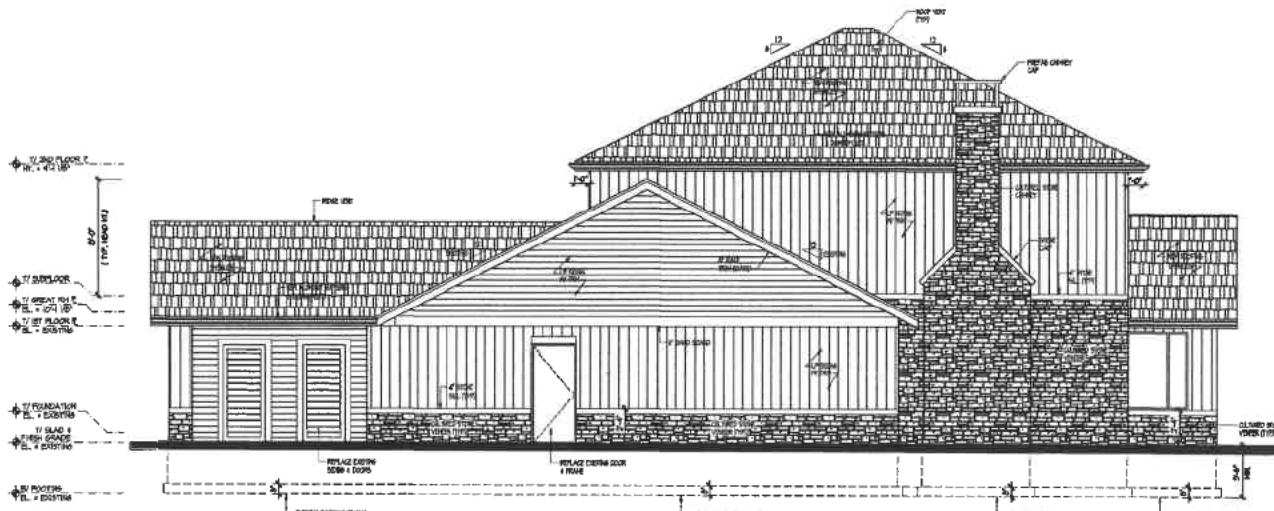
- NOTES:**
1. CUT BACK OR REMOVE EXISTING ROOF FINISH TO ALLOW FOR NEW SECOND FLOOR FLOOR.
  2. PROVIDE TEMPORARY SHORING / BRACING AS REQUIRED.
  3. REPLACE EXISTING ROOF FINISH TO MATCH EX.

**GENERAL ROOF NOTES (RAFTERS)**

1. USE SPIRICE-PRE-FIN NO. 2 FOR ROOF RAFTERS.
2. HP OR VALLEY RAFTERS EXCEEDING 24'-0" IN LENGTH SHALL BE 1 3/4" MIN. HOLE-LESS MEMBERS & RAFTER DEPTH PLUS 2" DEPT.
3. ALL HP VALLEY GABLES JAGES SHALL BE RE-INSTALLED AND SHALL BE DESIGN, IN DEPTH AND SPACING TO MAIN RAFTER FRAMING AND HP OR VALLEY RAFTERS.
4. VERTICAL ROOF SUPPORTS USED FOR STAKE OF FRAMING AS MARKED BY 'V' SHALL BE LEFT IN PLACE AND SHALL BE MADE UP OF 2x6 OR 2x8 IN FINISH WOOD. IT SHALL BREAK ON PLAT 2x6 EXTENDED OVER BEARING WALL OR OVER & GELN JOISTS.
5. COLLAR TIES SHALL BE INSTALLED PER LOCAL GOVERNING BUILDING CODES.
6. WHERE HP RAFTERS FRAME PERPENDICULAR TO COLLAR JOISTS PROVIDE SOLID BLOOMS AT 8'-0" O.C. BETWEEN JOISTS FOR A DISTANCE OF 12'-0" FROM EXTERIOR WALL.
7. ROOF VENTS TO BE LOCATED ON REAR RAIZES OF ROOFS WHERE POSSIBLE (SEE PLAN).
8. THE TOTAL NET FREE VENTILATING AREA SHALL BE 1 TO 500, WITH DOOR TO DOOR OF REQUIRED VENTILATING AREA PROVIDED BY ROOF VENT WITH PER GOVERNING BUILDING CODES.
9. ATTIC ACCESS OPENING SHALL BE PROVIDED TO ATTIC AREAS THAT EXCEED 50 SQ. FT. & HAVE A VERTICAL HEIGHT OF 5'-0" OR GREATER. THE ROOF-FRAMING OPENING SHALL NOT BE LESS THAN 22" HIGH, WITH A 20" MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE ABOVE THE OPENING.

**GENERAL ELEVATION NOTES**

1. CONTRACTOR NOTES:  
ALL TRADES MUST CONFORM TO CURRENT EXISTING CODES APPLICABLE TO THIS PROJECT. CONTRACTORS ARE TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING ANY WORK. REPORT ANY DISCREPANCIES AT ONCE.  
DO NOT SCALE DRAWINGS. USE PROVIDED DIMENSIONS ONLY.
2. FINISH AND HARD DOOR DECISIONS ARE SOLICITED THROUGH THIS AND TYPE. COORDINATE FINISH AND DOOR MANUFACTURER WITH OWNER FOR EXACT SIZES AND TYPES.
3. TYPED GLAZING SHALL BE INSTALLED WHERE BOTTOM EDGE IS LOW THAN 4" ABOVE THE FLOOR.
4. PROVIDE DEEP CAPS AT ALL REVENUE DOORS AND WINDOWS. HRAV'D CAPS RESTING WITH RAIN WATER AND FLASH AS REQ'D.



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

**AUSTGEN RESIDENCE**  
1426 LAKE SHORE DRIVE  
CEDAR LAKE, INDIANA  
46307

**HOHN ASSOCIATES**  
ARCHITECTS & PLANNERS  
13177 RHODE STREET  
CEDAR LAKE, IN 46303  
PHONE: (708) 906-4670

CONTRACT NO. 1426LSR-2014-001  
DATE: 08/11/14  
DRAWN BY: J. HORN  
CHECKED BY: J. HORN  
DATE: 08/11/14

ARCHITECT'S SEAL  
EXPIRES 08/12/2018

ISSUE FOR:

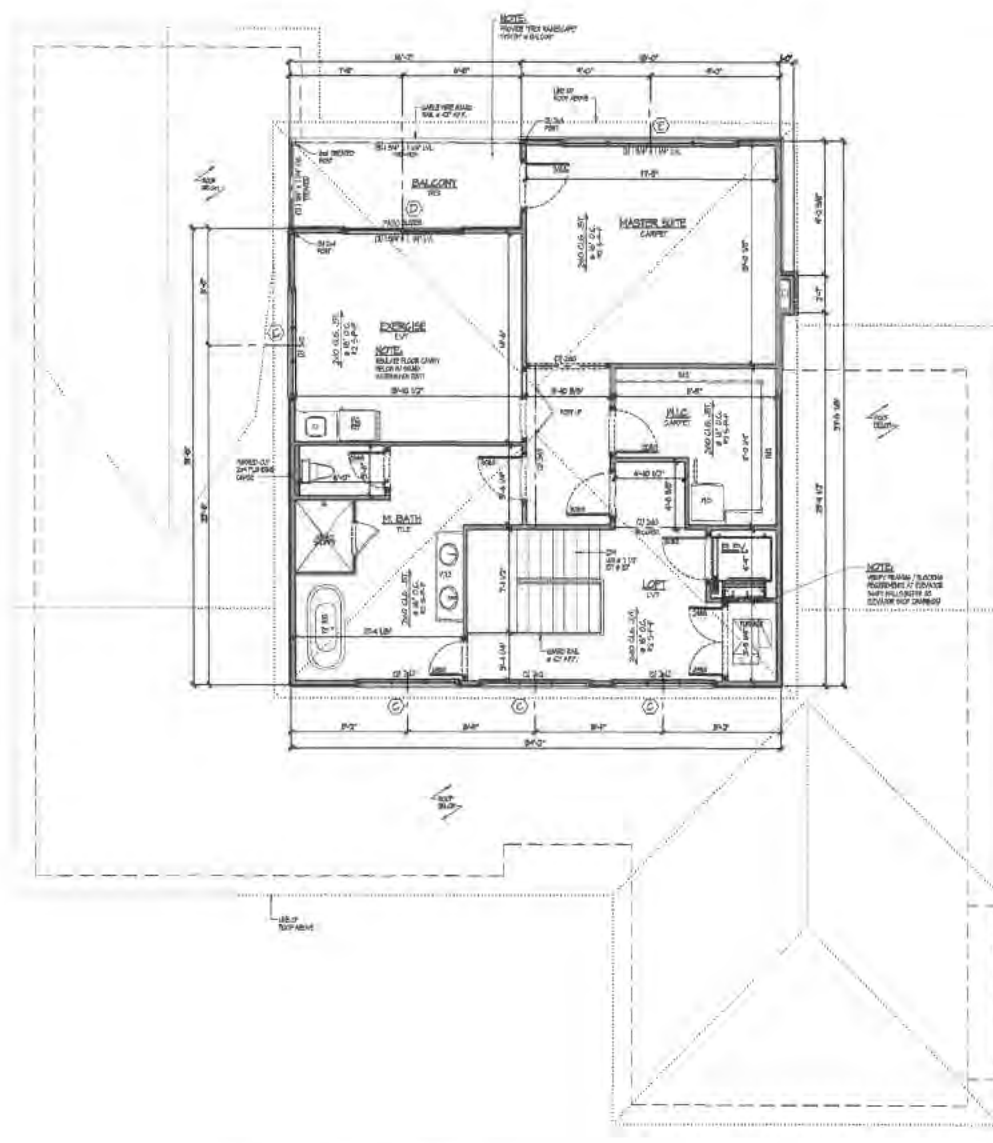
NO.	DATE	DESCRIPTION
1	08/11/14	ISSUE FOR PERMIT
2	08/11/14	ISSUE FOR PERMIT
3	08/11/14	ISSUE FOR PERMIT
4	08/11/14	ISSUE FOR PERMIT

EXTERIOR ELEVATIONS

SCALE: AS NOTED  
PROJECT NO.: 1426LSR

**A2**





SECOND FLOOR PLAN  
 SQUARE FEET = 1,219

SCALE 1/4" = 1'-0"

GENERAL FRAMING NOTES

- 1. ALL DIMENSIONS ARE TO FINISH UNLESS NOTED OTHERWISE.
- 2. ALL FINISHES ARE TO BE DONE BY THE CONTRACTOR.
- 3. ALL FINISHES ARE TO BE DONE TO MATCH THE EXISTING WORK.
- 4. ALL FINISHES ARE TO BE DONE TO MATCH THE EXISTING WORK.
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- 50. ALL FINISHES ARE TO BE DONE TO MATCH THE EXISTING WORK.

WALL TYPE LEGEND

- BOASTING FRAME WALL TO REMAIN
- NEW FRAME WALL

SECTION OR REF.	DESCRIPTION	SCALE	CONSTRUCTION	NOTES
(A)	FRONT WALL	1/2" = 1'-0"	8" CMU	TEMP. SAFETY GLASS
(B)	REAR WALL	1/2" = 1'-0"	8" CMU	TEMP. SAFETY GLASS
(C)	LEFT SIDE WALL	1/2" = 1'-0"	8" CMU	TEMP. SAFETY GLASS
(D)	RIGHT SIDE WALL	1/2" = 1'-0"	8" CMU	TEMP. SAFETY GLASS
(E)	INTERIOR WALL	1/2" = 1'-0"	5" CMU	TEMP. SAFETY GLASS
(F)	MASTER SUITE WALL	1/2" = 1'-0"	5" CMU	TEMP. SAFETY GLASS

REFER TO MANUFACTURER'S SPECIFICATIONS FOR FINISHES AND JOINTS TO MATCH EXISTING WORK.  
 \* ALL DIMENSIONS ARE TO FINISH UNLESS NOTED OTHERWISE.  
 \* NOTE: EXISTING WORK TO BE REPLACED OR MODIFIED TO MATCH EXISTING WORK TO MATCH EXISTING WORK.

AUSTGEN RESIDENCE  
 1426 LARE SHORE DRIVE  
 CEDAR LAKE, INDIANA  
 46307

ROHN ASSOCIATES  
 ARCHITECTS & PLANNERS  
 13277 RHODE STREET  
 CEDAR LAKE, IN 46805  
 PHONE: (768) 586-8970

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 Drawing No. 1426L-02-02-01  
 Rohn Associates, Inc. is a Registered Professional Engineer.

ARCHITECT'S SEAL  
 EXPIRES ON 12/31/2014

ISSUE FOR:

NO.	DATE	DESCRIPTION

SECOND FLOOR PLANS

SCALE = AS NOTED  
 PROJECT NO. 1426-02

A5