



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. 2024-15
FILING FEE \$50.00
RECEIPT NO. 708433

VARIANCE APPLICATION

PROPERTY ADDRESS:
TAX KEY NUMBER(S):

13023 POLK ST. CEDAR LAKE ZONING R-2
45-15-22-406-005,000-014

PETITIONER(S) INFORMATION

NAME: _____ Phone: _____
ADDRESS: SAME Alt. Phone: _____
CITY, STATE, ZIP: _____ Email: _____

OWNER(S) INFORMATION

NAME: DAVID L. TRUDEAU
ADDRESS: 13023 POLK ST.
CITY, STATE, ZIP: CEDAR LAKE IND.

REQUEST (check all that apply):

- DEVELOPMENTAL VARIANCE (see page 3)
- USE VARIANCE (see page 4)
- APPEAL (see page 6)

DESCRIBE THE VARIANCE REQUEST:

BUILD FRONT DECK IN THE FRONT YARD
SETBACK

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)

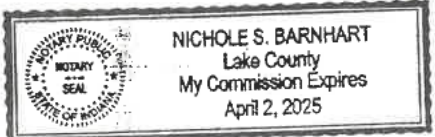
STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Subscribed and sworn to before me on this 15th day of

[Redacted Signature]

Notary Public

My Commission expires: 4-2-25



[Redacted Signature]

Signature(s) of Petitioner(s)

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Subscribed and sworn to before me on this ____ day of

_____, 20__

Notary Public

My Commission expires: _____

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?)

REPLACING CURRENTLY DANDEKUS DECK
WITH NEW ONE

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?)

WILL NOT EFFECT VALUE TO
ADJACENT PROPERTIES

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)

DUE TO LOT SIZE WOULD NOT BE
ABLE TO BUILD A DECK
IN FRONT YARD FOR PROPER ENTRANCE
AND EXIT.

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



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

*PERMIT # 24-087

ORIGINAL

BUILDING PERMIT APPLICATION

TYPE OF IMPROVEMENT FRONT ENTRY DECK TOWNSHIP Hanover
ADDRESS 13023 POLK ST. C.4. IN. TAX KEY# 45-15-22-400-005-000-014

LOT _____ SUBDIVISION _____ CONSTRUCTION VALUE \$ 500.00

Owner DAVID TRADEAU Phone _____

Contractor: OWNER Address _____

Phone _____ E-mail Address _____ Cedar Lake License #: _____

IMPROVEMENT DETAILS:

Flood Plain NO

Structure Dimensions: Width 11' Length 8' Height 24''

Building Setbacks: Front 25'30" Right 50' Left 24' Rear _____

Size (Sq Ft): Building _____ Garage _____ No. of Beds _____ No. of Baths _____

Basement (Sq Ft): Finished _____ Unfinished _____ Walkout Slab Crawlspace

ELECTRICAL WORK: AMP _____ Temp Pole _____ Upgrade _____ Service Turn On _____

PLUMBING WORK: No. of Fixtures _____ Basement Rough Y/N Water Line Size _____ Meter Size _____ Well _____

MECHANICAL WORK: No. of Furnaces _____ No. of A/C Units _____ **MISC:** Deck (Sq Ft) _____

Shed (Sq Ft)/Material: _____ Fence Height/Material: _____ Sign (Sq Ft) _____ Pool _____

ADVANCED STRUCTURAL COMPONENTS (I.C. 22-11-21-2): Construction will consist of lightweight I-joists or lightweight roof trusses that have less mass cross-sectional area than sawn lumber of equivalent proportions used in an equivalent application; and are assembled from combustible or noncombustible materials, or both. (If Yes, Fill out Firefighter Safety Notification as required by I.C. 22-11-21-9) Yes No

REQUIREMENTS FOR CONSTRUCTION:

1. Plat of Survey showing; Location of existing & proposed structures, all setbacks, existing & proposed grades.
2. Two (2) Sets of Drawings showing: Floor Plans, Foundation, Elevations, Electrical Plans, Wall cross sections, etc.
3. New Homes require Energy Documents and Truss Certifications. An As-Built survey is required at final inspection.
4. All contractors shall be licensed with the Town of Cedar Lake. Erosion Control is required.

I hereby certify the above has been reviewed and all information is true and correct.

Signature of Owner/Contractor _____

*** OFFICE USE ONLY** - Updated 08/23/2023

Date Application Received: 2/22/24 NB

BZA/Plan Approval _____

Approved By: _____ Date _____
Building Commissioner

Remarks: _____

Zoning Fee _____

Building Fee _____

Sewer Tap Fee _____

Sewer Dev. Fee _____

Water Tap Fee _____

Water Dev. Fee _____

Park Impact Fee _____

Escrow Fee _____

Total \$ _____

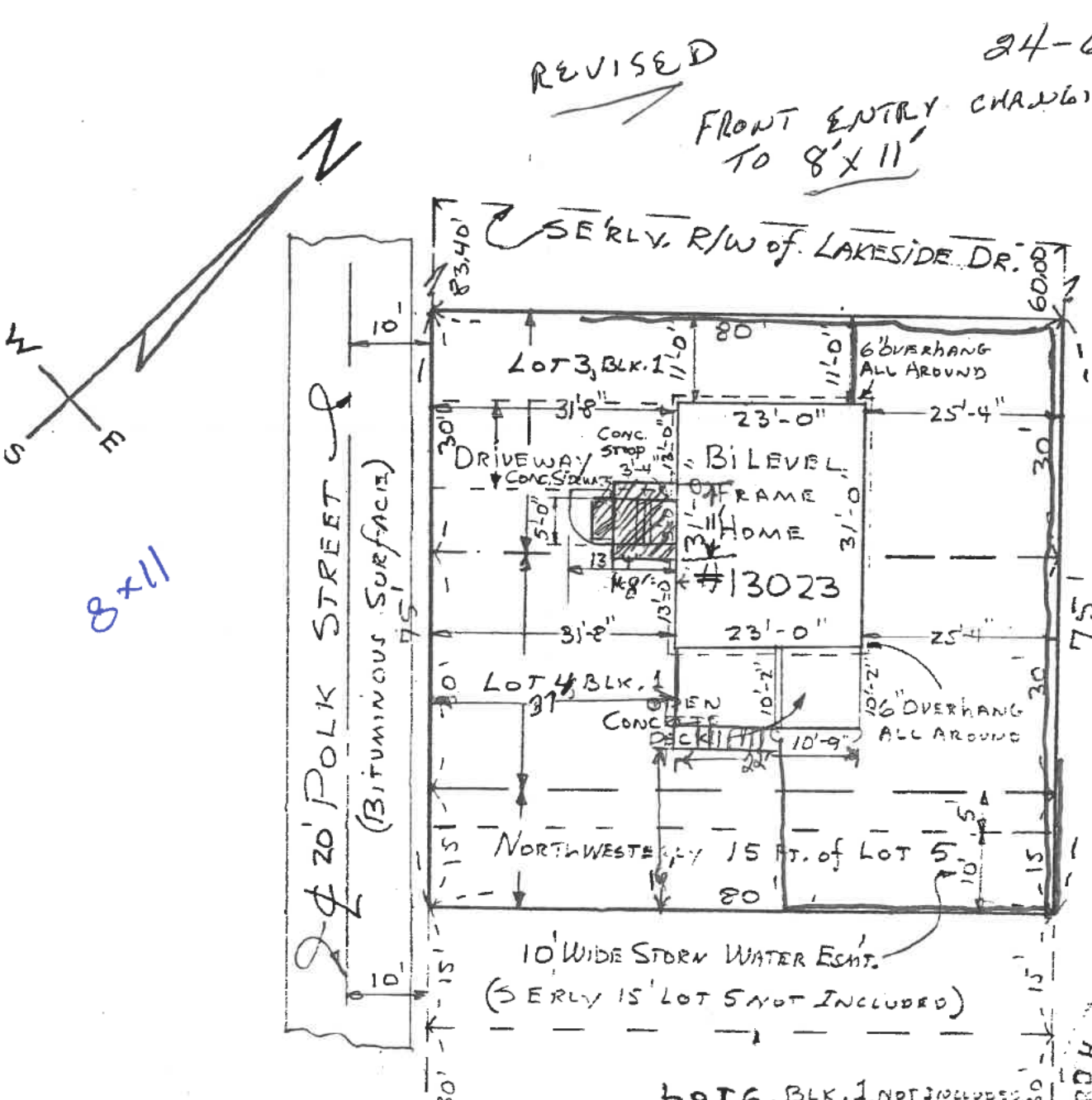
Receipt# _____

Date Paid _____

Released By _____

PLAT OF SURVEY, Location Survey. Associated Engineers & Surveyors
 P O Box 71, St. John, In.
 46373

Lot 3, Lot 4, and the Northwestly 15 feet by parallel Lot measurement of Lot 5, all in Block 1, in MEYER MANOR FOURTH, in Cedar Lake, Indiana, as shown in Plat Book 20, page 54 in the Recorder's Office of Lake County, Indiana.



LOT 6, BLK. 1, NOT INCLUDED

Scale: 1" = 20' No dimensions should be assumed by scale measurements upon the plan.

All lot corners should be verified and compared before construction starts. Notify the surveyor immediately of any discrepancy.

Lot corners should not be located from the house, but the house may be located from established lot lines and lot corners.

For WES JENKINS BUILDERS
13023 POLK ST., CEDAR LAKE, IN.
 Resurveyed to locate buildings.

11-22-96

State of Indiana: }
 Lake County } S.S.

I certify that I have surveyed the property described in the above legal description to the hereon drawn plat together with other pertinent data from official records and that the foregoing plat is a true and correct representation of said survey.

Date 11-22-96 James Gustafson
 Registered Indiana Land Surveyor

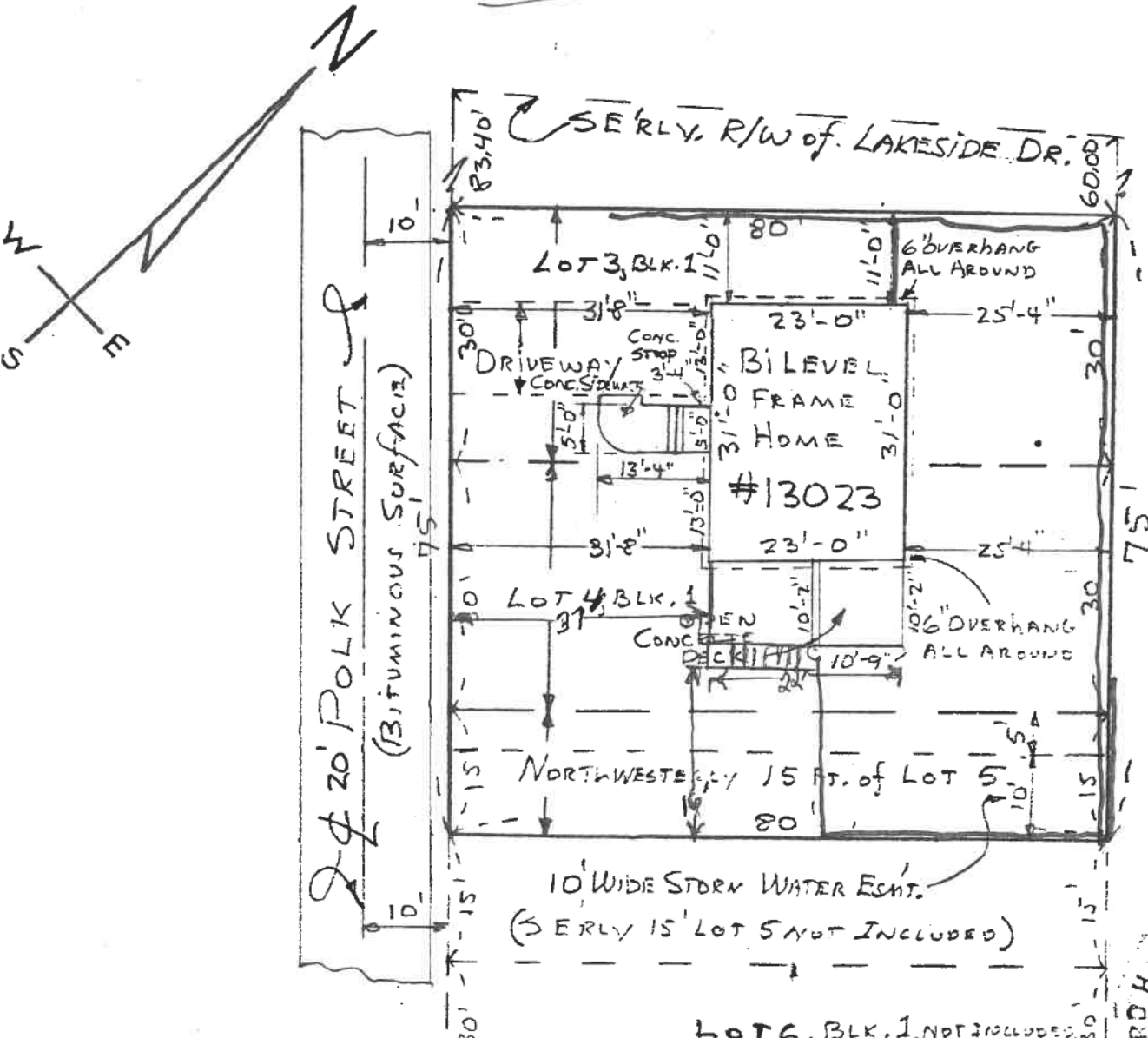


PLAT OF SURVEY, Location Survey. **Associated Engineers & Surveyors**
 P O Box 71, St. John, In.
 46373

Lot 3, Lot 4, and the Northwesterly 15 feet by parallel Lot measurement of Lot 5, all in Block 1, in MEYER MANOR FOURTH, in Cedar Lake, Indiana, as shown in Plat Book 20, page 54 in the Recorder's Office of Lake County, Indiana.

EXISTING

24-67-4



LOT 6, BLK. 1, NOT INCLUDED



Scale: 1" = 20' No dimensions should be assumed by scale measurements upon the plan.

All lot corners should be verified and compared before construction starts. Notify the surveyor immediately of any discrepancy.

Lot corners should not be located from the house, but the house may be located from established lot lines and lot corners.

For WES JENKINS BUILDERS
13023 POLK ST., CEDAR LAKE, IN.
 Resurveyed to locate buildings.

State of Indiana }
 Lake County } S.S.

I certify that I have surveyed the property described in the above legal description to the hereon drawn plat together with other pertinent data from official records and that the foregoing plat is a true and correct representation of said survey.

Dec 11-22-96 *Edward Gustafson*
 Registered Indiana Land Surveyor

11-22-96

F.B. — Number A-96-276

MATERIALS TO BE USED.

2x8 - FLOOR JOISTS

2x8 - RIM JOISTS

2x8 - LEDGER BOARD

4x4 - DECK SUPPORTS

2x8 - JOIST HANGERS ^{HANGER} _{SCREWS}

5/4 DECKING.

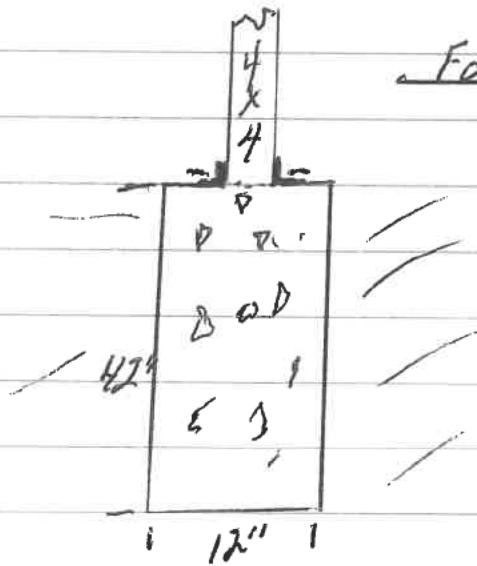
DECKING SCREWS

CEDAR SPINDLES.

2x6 - RAILING TOPS.

5000 PSI CONCRETE MIX

FOOTINGS





LEDGER BOARD TO
BE INSTALLED TO
HOUSE 1/2" GALVANIZED BRATS.

HOUSE

POST & RIB

STAIRS

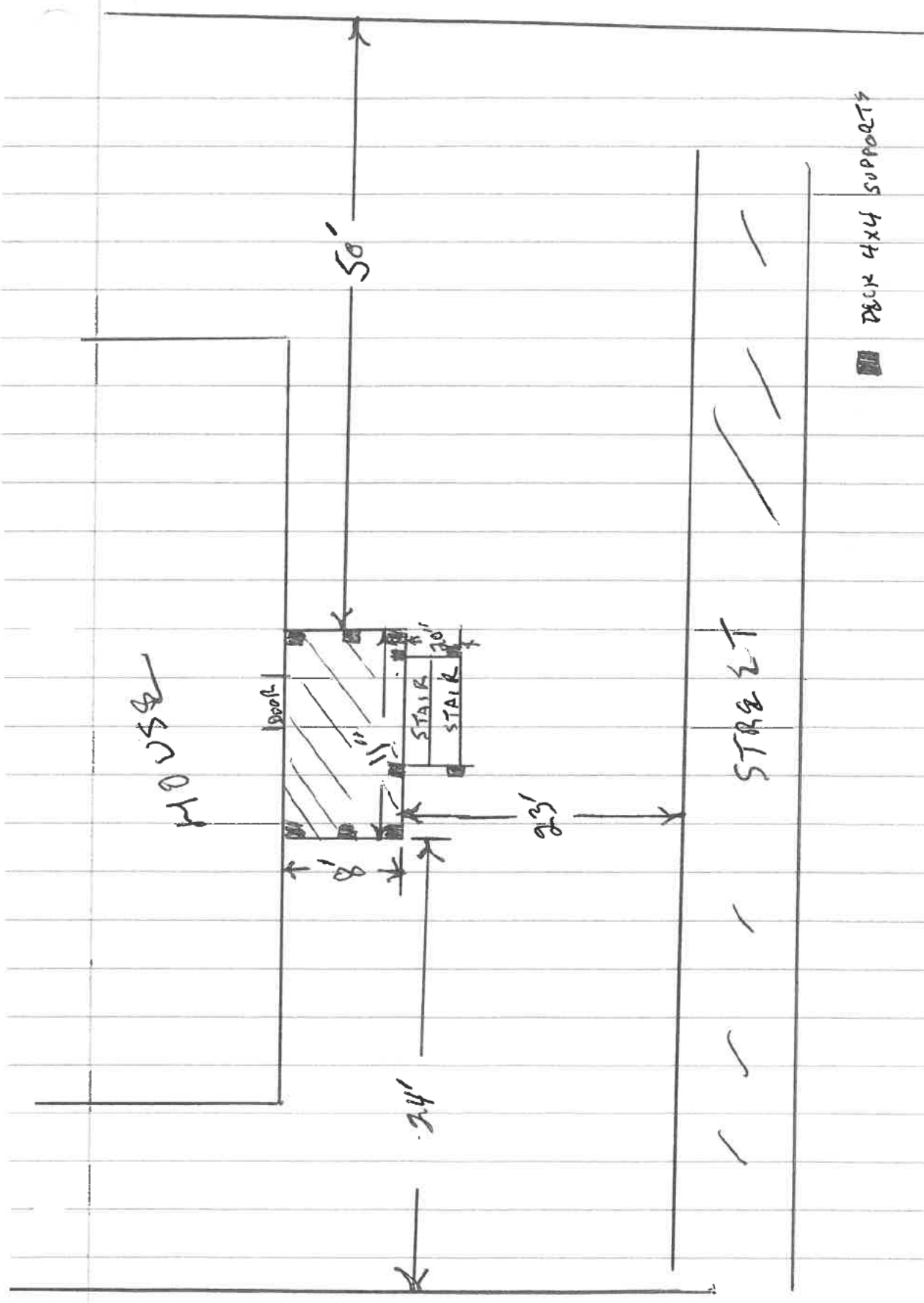
2x4

2x4

2x4

2x4

2x4



HOUSE

POOR

24'

50'

8'

20'

11'

23'

20'

STREET

2x4 supports