



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. 2024-18
FILING FEE 850
RECEIPT NO. 708661

VARIANCE APPLICATION

PROPERTY ADDRESS:

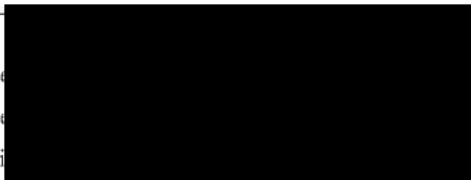
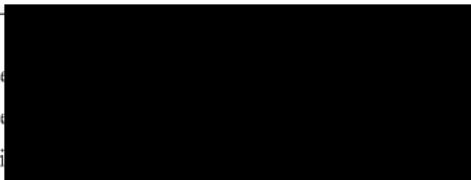
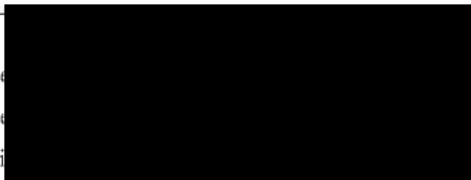
14465 Hibiscus way

ZONING

PUD

TAX KEY NUMBER(S):

PETITIONER(S) INFORMATION

NAME: GARY H. McCLAIN JR. Phone: 
ADDRESS: 14465 Hibiscus way Alt. Phone: 
CITY, STATE, ZIP: Cedar Lake IN. 46303 Email: 

OWNER(S) INFORMATION

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

REQUEST (check all that apply):


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

DESCRIBE THE VARIANCE REQUEST:

Requesting a 6' high privacy fence along improved right of way with walkway.

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.

Signature(s) of Owner(s)

1


Signature(s) of Owner(s)

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Subscribed and sworn to before me on this _____ day of _____, 20____.

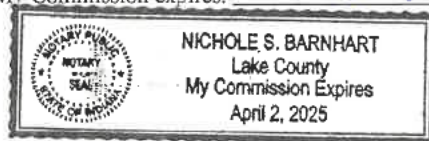
Subscribed and sworn to before me on this 4th day of March, 2024.

Notary Public

My Commission expires: _____

Notary Public

My Commission expires: 4-2-25



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?)

Due to proposed location, Fence will not be injurious to the public AS it will not impede ANY vision triangles.

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?)

Keeping similar style will not in connecting to other fences in the area will not adversely impact others' property values.

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 grandkids & animals a four foot or 6 foot 50% open would not secure their safety & security. AS such requesting a 6 foot privacy fence.

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

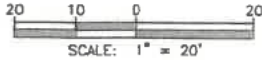
If ALL criteria have been checked as "yes", then a Developmental Variance is justified



PERMIT PLAT "PROPOSED SITE PLAN"

GARY McCLAIN
14465 Hibiscus way
CEDAR LAKE IN
46303

LOT 68, IN ROSE GARDEN ESTATES P.U.D. - PHASE 3 BEING A SUBDIVISION OF PART OF SECTION 33, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 7, 2021 AS DOCUMENT 2021-058129, IN LAKE COUNTY, INDIANA.



APPROX 183' X 6'
WHITE PVC PRIMARY
FENCE BY EFC FENCE

30' X 30' X 5"
CONCRETE
PATIO
BY [unclear]

NOTE: THE BOLD FOUNDATION ELEVATION INSIDE THE PROPOSED STRUCTURE IS THE GRADED ELEVATION ON THE ADJACENT BUILDING BOX OFFSET. CONSULT ARCHITECTURAL PLANS FOR ALL FOUNDATION ELEVATION CHANGES. REVIEW FOR SPECIAL CONDITIONS SUCH AS: DROP GARAGE DROP SIDING SIDE YARD OVERLAND FLOOD ROUTES & WINDOW WELL RESTRICTIONS

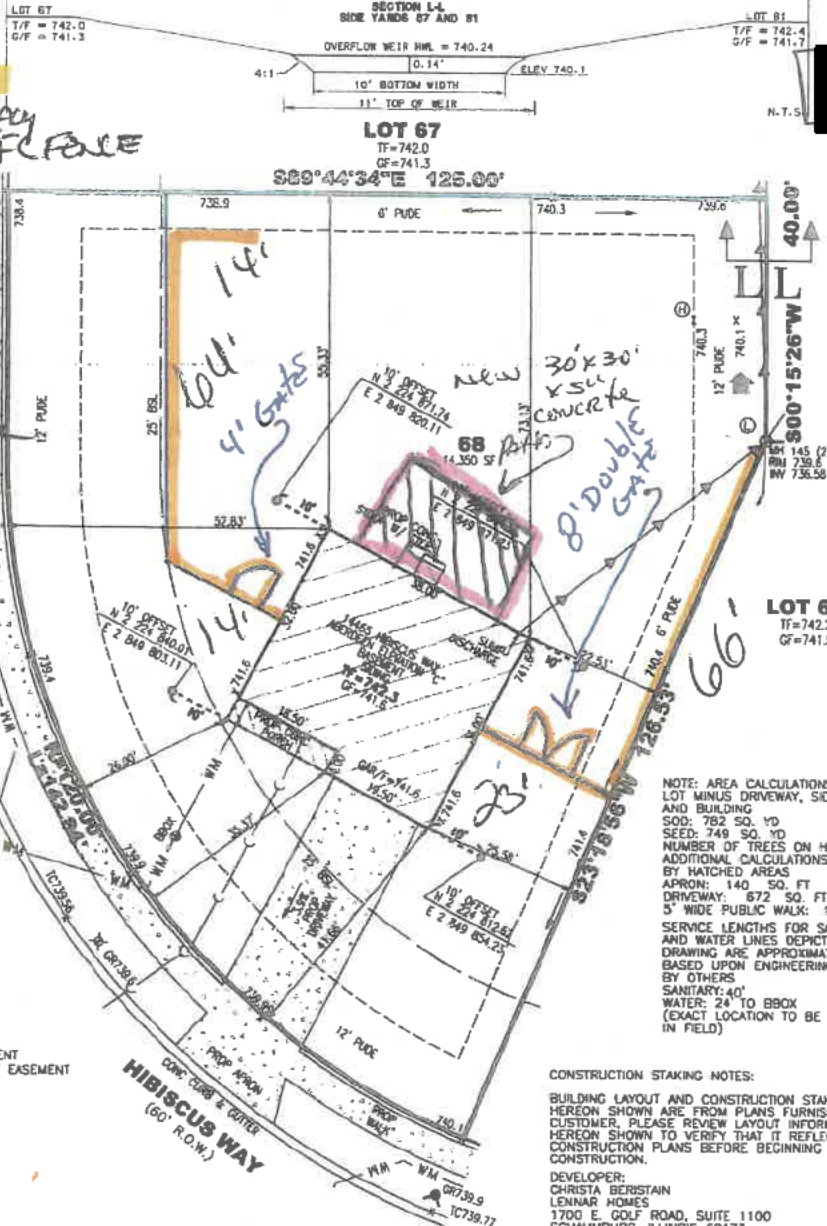
- LEGEND:
- EX EXISTING
 - BSL BUILDING SETBACK LINE
 - CB CATCH BASIN
 - CONC CONCRETE
 - D/GAR DROP GARAGE FLOOR
 - CF GRADE AT FOUNDATION
 - CAR/F GARAGE FLOOR
 - FH FIRE HYDRANT
 - INL INLET
 - MH MANHOLE
 - PROP PROPOSED
 - SAN SANITARY
 - STMH STORM MANHOLE
 - SL STREET LIGHT
 - TC TOP OF CURB
 - TF TOP OF FOUNDATION
 - DUE DRAINAGE AND UTILITY EASEMENT
 - PUDE PUBLIC UTILITY AND DRAINAGE EASEMENT
 - W VALVE VAULT
 - R= RADIUS
 - L= LENGTH
 - XXX.XX PROPOSED GRADE
 - XXX.XX SUPERSEDED GRADE
 - STORMWATER FLOW DIRECTION
 - STORM SEWER LINE
 - SANITARY SEWER LINE
 - WATER LINE
 - BBOX BUILDING BOX OFFSET
 - OVERLAND FLOOD ROUTE
 - HIGH POINT
 - LOW POINT

SURVEYOR'S NOTES:

- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
- BUILDING DIMENSIONS AND TIES SHOWN HEREON ARE MEASURED FROM THE OUTSIDE FACE OF CONCRETE FOUNDATION.
- ARCHITECTURAL PLANS DATED ON 06-24-17.
- BEARINGS BASED ON INDIANA WEST STATE PLANE COORDINATE SYSTEM ZONE 1302 NAD83(2011) AND ARE COINCIDENT WITH THE RECORDED PLAT OF SUBDIVISION.

GENERAL NOTES:

- PROPOSED UTILITIES AND GRADES TAKEN FROM ENGINEERING PLANS DATED 06-21-20, AND REVISIONS HERETO.
- THE INDIVIDUAL STEPS IN THE FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ARCHITECTURAL PLANS. IF CONFLICT SHOULD OCCUR, THE OWNER/BUILDER SHOULD BE CONTACTED IMMEDIATELY.
- ACCENTED SIDES OF PROPOSED HOUSE FOUNDATIONS ARE INTENDED TO INDICATE THAT SPECIAL CONSTRUCTION MEASURES MUST BE EMPLOYED IN ORDER TO MINIMIZE SIDE YARD, REAR YARD AND/OR FRONT YARD GRADIENTS (E.G. DROPPED SIDING, STEPPED FOUNDATION, RETAINING WALL, ETC.).
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED DURING CONSTRUCTION AS SHOWN WITH REFERENCE TO THE FINAL APPROVED STORM WATER POLLUTION PREVENTION PLAN, DETAILS AND NOTES.



NOTE: AREA CALCULATIONS ARE LOT MINUS DRIVEWAY, SIDEWALK, AND BUILDING
 SOD: 782 SQ. YD
 SEED: 749 SQ. YD
 NUMBER OF TREES ON HOMESITE: 1
 ADDITIONAL CALCULATIONS ARE REPRESENTED BY HATCHED AREAS
 APRON: 140 SQ. FT
 DRIVEWAY: 672 SQ. FT
 5' WIDE PUBLIC WALK: 959 SQ. FT
 SERVICE LENGTHS FOR SANITARY SEWER AND WATER LINES DEPICTED ON THIS DRAWING ARE APPROXIMATE. THEY ARE BASED UPON ENGINEERING PLANS SUPPLIED BY OTHERS
 SANITARY: 40'
 WATER: 24' TO BBOX
 (EXACT LOCATION TO BE VERIFIED IN FIELD)

CONSTRUCTION STAKING NOTES:

BUILDING LAYOUT AND CONSTRUCTION STAKING HEREON SHOWN ARE FROM PLANS FURNISHED BY CUSTOMER. PLEASE REVIEW LAYOUT INFORMATION HEREON SHOWN TO VERIFY THAT IT REFLECTS FINAL CONSTRUCTION PLANS BEFORE BEGINNING CONSTRUCTION.

DEVELOPER:
 CHRISTA BERISTAIN
 LENNAR HOMES
 1700 E. GOLF ROAD, SUITE 1100
 SCHUMBERG, ILLINOIS 60173
 P: 224-293-3100 F: 224-293-3101
 EMAIL: CHRISTA.BERISTAIN@LENNAR.COM

SETBACKS: SINGLE FAMILY
 FRONT YARD MINIMUM = 25.00'
 CORNER YARD MINIMUM = 25.00'
 SIDE YARD MINIMUM = 7.00'
 REAR YARD MINIMUM = 30.00'

STATE OF ILLINOIS)
)SS
 COUNTY OF COOK)

WE, MACKIE CONSULTANTS LLC, AN INDIANA PROFESSIONAL DESIGN FIRM NO. 2011061400668.00, HEREBY CERTIFY THAT THIS PLAT IS PREPARED WITH OFFICIAL RECORDS FOR THE ISSUANCE OF A BUILDING PERMIT.

GIVEN UNDER MY HAND AND SEAL THIS 18th DAY OF MAY 2022 IN ROSEMONT, ILLINOIS.

MACKIE CONSULTANTS LLC

Jeffrey D. Drango
 JEFFREY D. DRANGO
 INDIANA PROFESSIONAL LAND SURVEYOR NO. 1522100011
 LICENSE EXPIRES: JULY 31, 2022



ALL SIDEWALKS WILL COMPLY WITH ADA REQUIREMENTS WHERE APPLICABLE.

SOURCE BENCHMARK: LAKE COUNTY INDIANA BENCHMARK
 INDEX NO. GERMAN CEMETERY, SW 1/4 SECTION 33-34-09 LOCATED ON THE EAST SIDE OF US-41 0.25 MILES NORTH OF 151TH AVE; 92 FEET EAST OF THE CENTERLINE OF NORTHBOUND US-41 AND 53 FEET SOUTH OF SOUTH DRIVEWAY CENTERLINE OF CEMETERY.
 ELEVATION = 753.2

SITE BENCHMARK #1: SOUTH FLANGE BOLT ON FIRE HYDRANT
 LOCATED 22' NORTH OF 141ST CENTERLINE AND 290' WEST OF HERITAGE WAY.
 ELEVATION = 745.92

SITE BENCHMARK #2: SET NAIL 1" ABOVE GROUND IN THE SOUTH FACE OF A POWER POLE LOCATED APPROXIMATELY 21' NORTH AND 141ST CENTER LINE AND 384' EAST OF HERITAGE WAY.
 ELEVATION = 739.39

SITE BENCHMARK #3: SET NAIL 1" ABOVE GROUND IN THE SOUTH FACE OF A POWER POLE LOCATED APPROXIMATELY 20' NORTH OF 141ST CENTERLINE AND 1024' EAST OF HERITAGE WAY.
 ELEVATION = 732.76



Mackie Consultants, LLC
 9575 W. Higgins Road, Suite 500
 Rosemont, IL 60018
 (847)696-1400
 www.mackieconsult.com

DATE	DESCRIPTION	BY

ROSE GARDEN ESTATES - PHASE 3
14465 HIBISCUS WAY
CEDAR LAKE, INDIANA

DATE: 05-18-22 DR BY: JJP PROJ NO: 3492 LOT NO: 68

