



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. 2024-19
FILING FEE 850.00
RECEIPT NO. 708984

VARIANCE APPLICATION

PROPERTY ADDRESS:

8721 Buckridge ct, cedar lake, IN

ZONING _____

TAX KEY NUMBER(S): _____

PETITIONER(S) INFORMATION

NAME:

Christina or Nicholas 3/6/2024 VN
Volterrie Nichols

Phone: _____

ADDRESS:

8721 Buckridge ct

Alt. Phone: _____

CITY, STATE, ZIP:

Cedar Lake IN 46303

Email: _____

OWNER(S) INFORMATION

NAME: _____

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:

Reduction to 27 feet for rear 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)

Signature(s) of Petitioner(s)

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Subscribed and sworn to before me on this 16TH day of

Subscribed and sworn to before me on this _____ day of

March, 20 24

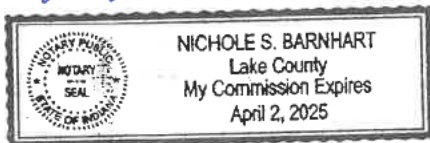
_____, 20__.

Notary Public

Notary Public

My Commission expires: 4-2-2025

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?)

Yes, The approval will not be injurious to the public health, safety, morals, and general welfare of the community because all measures of safety will be taken into account and all support and safety precautions will be professionally executed by our contractor "On the Level Deck & Fence."

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?)

Yes, The use and value of the area adjacent to the property will not be affected in an adverse manner because the blueprints of the constructed roof will not extend to their property. The shade caused by our planned roof will not extend onto their property in a harmful manner.

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)

Yes, the strict application of the terms will result in practical difficulties in the use of property, by increasing the amount of "wear and tear" of the newly replaced deck. Previous deck had major water damage and rotting from lack of coverage from no roof present.

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

*PERMIT # 24-107

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ORIGINAL

BUILDING PERMIT APPLICATION

TYPE OF IMPROVEMENT Replacing house and pool deck TOWNSHIP Hanover
ADDRESS 8721 Buckridge Ct -adding roof to house deck TAX KEY# 45-15-22-206-002,000-014
LOT 167 SUBDIVISION Havenwood Phase 2 Unit 4 CONSTRUCTION VALUE \$ 69,000.00

Owner: [Redacted] on [Redacted] E-mail [Redacted]

Contractor: "On the Level Fence & Deck" Address _____
Phone _____ E-mail Address _____ Cedar Lake License #: _____

IMPROVEMENT DETAILS: House Width 14' Length 30' Height 3'-6" Flood Plain _____
Structure Dimensions: House Front _____ Right 38' Left 21' Rear 27'
Building Setbacks: _____ Right 83' Left 21' Rear 29'

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 21 ft round

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.

[Redacted Signature] Date 2/27/2024

* OFFICE USE ONLY - Updated 08/23/2023

Date Application Received: 2/28/24 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 _____

Havenwood Homeowner Association Building Permit Request Form

Date:	February 2 nd , 2024	Lot #:	167
Name:	Christopher & Valerie Nichols		
Address:	8721 Buckridge Ct. Cedar Lake IN, 46303	Phone Number:	[REDACTED]

Please check the item you are requesting

Fence:	Shed:	Pool:	Other: Deck <input checked="" type="checkbox"/>
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Brief Description of request:

replace old materials with new deckboards on attached deck and pool deck. Adding small roof over attached deck.

Please make sure you have included the following with this request form:

- Plot of survey showing where item being requested will be placed Including measurements.
- Any sketches, drawings or pictures of the requested item
- Any additional information that may assist the Building Committee in making a decision

Notes:

- 1) HHOA will approve one shed per lot, with a maximum size of 12'x20'.
- 2) No paved, gravel, brick etc... roadway to a shed will be allowed.
- 3) No Motor Vehicles are to be stored in shed.
- 4) This permit request form is a prerequisite for the Cedar Lake Permit application process. Havenwood Building Committee, through this application is ensuring that you are not in violation of any of our Restrictive Covenants. You must still get a permit through the Town of Cedar Lake after this process.
- 5) You must comply with any and all Cedar Lake and/or Lake County Indiana Ordinances
- 6) All requests require approval by at least Two (2) HHOA Building Committee Members.
- 7) All dues and assessments must be paid in full and current before evaluation or permit request will be conducted.

Per Article One, Paragraph Three, of the Restrictive Covenants of the Havenwood Subdivision, The Developer or the Building Committee or their employees, agents and representatives shall not be liable for any damage, loss or prejudice suffered or claimed by any owner or contractor who submits such plans on account of (a) any defects in any plans or specifications submitted, revised or approved in accordance with the foregoing provisions: (b) any structural or other defects in any work done according to such plans and specifications: (c) the approval or disapproval of any plans, drawings and specifications, whether or not defective: (d) the construction or performance of any work, whether or not pursuant to approved plans, drawings and specifications, and (e) the development of any property within the Real Estate to the Town of Cedar Lake, Lake County, Indiana. Any person submitting plans to the Building Committee shall hold the Developer and the Building Committee harmless from all damage, loss or prejudice suffered or claimed by any third party, including attorneys' fees incurred.

I, the undersigned, understand and agree with the above items and agree to provide HHOA Building Committee with three signed copies of this permit application along with the necessary included items stated above. I also understand that I must bring a signed copy of this application to the Town of Cedar Lake to apply for the Building Permit to proceed with work. All information that I have provided is true and correct to the best of my knowledge.

Signature:	[REDACTED]	Date:	February 2 nd , 2024
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Office Use Only:

Approved	✓	Denied	
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Building Committee Member #1	Building Committee Member #2
Printed Name: [REDACTED]	Printed Name: [REDACTED]
Signature: [REDACTED]	Signature: [REDACTED]
Date: 2/7/24	Date: 2/13/24

CC: Person Making Request _____ Town of Cedar Lake _____ HHOA Building Committee _____

LAND TECHNOLOGIES, INC.

CIVIL ENGINEERING & LAND SURVEYING

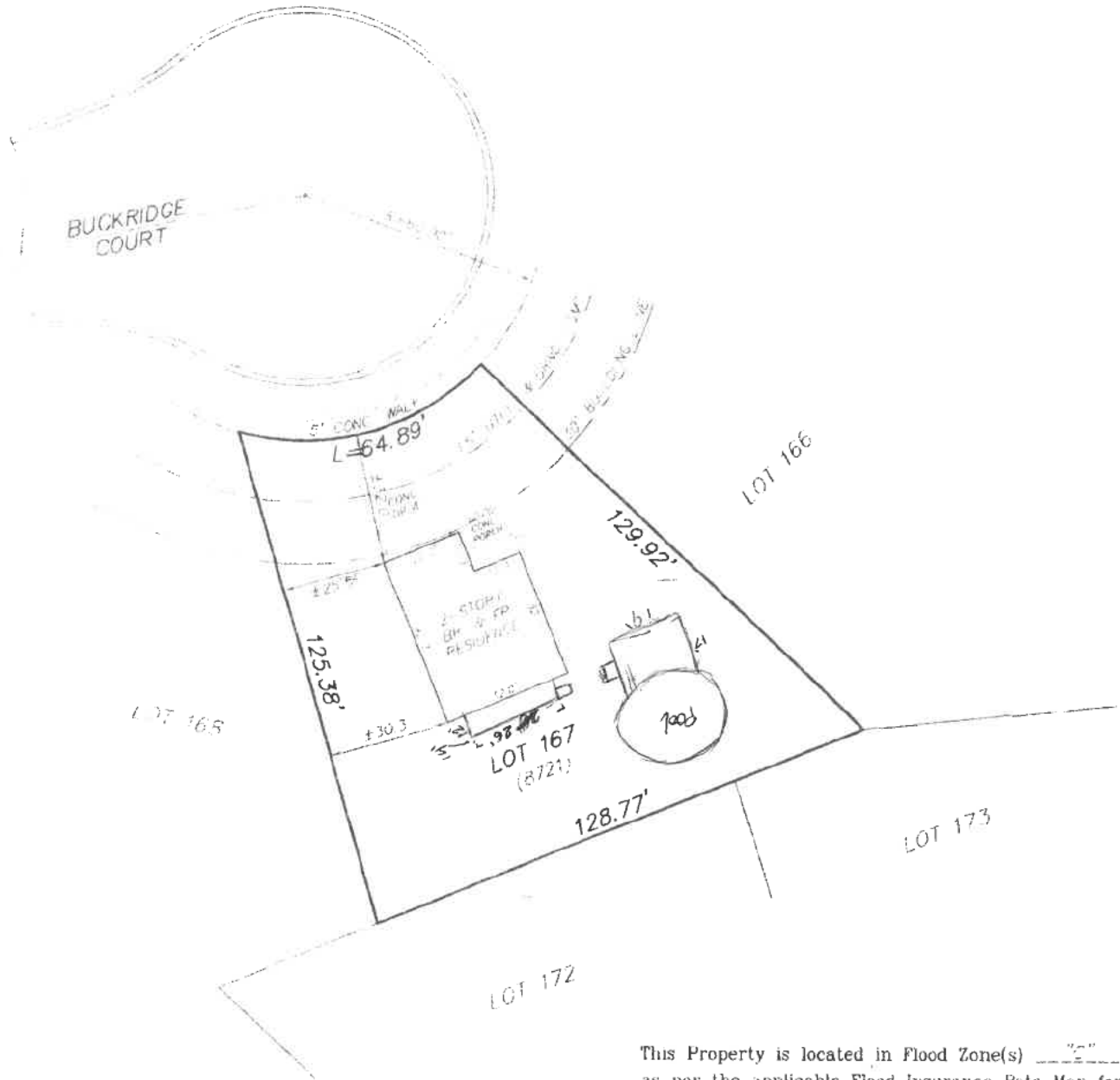
TEL: (219) 769-7728
FAX: (219) 769-7731

PROPERTY INSPECTION REPORT

CAUTION: THIS REPORT IS INTENDED FOR USE ONLY BY TITLE INSURANCE COMPANIES AND LENDERS, OR OTHER PARTIES SPECIFICALLY NAMED HEREON. THIS REPORT IS NOT A PROPERTY SURVEY AND NO PROPERTY CORNER MARKERS WERE SET. NO LIABILITY WILL BE ASSUMED FOR THE USE OF DATA HEREIN FOR CONSTRUCTION OF NEW IMPROVEMENTS OR FENCES.

PROPERTY ADDRESS: 8721 Buckridge Court, Cedar Lake, Indiana

DESCRIPTION: LOT 167 in HAVENWOOD SUBDIVISION, PHASE 2, UNIT 4, an addition to the Town of Cedar Lake, Indiana, as per Record Plat thereof appearing in Plat Book 31, Page 43, in the Office of the Recorder of Lake County, Indiana.



This Property is located in Flood Zone(s) "C" as per the applicable Flood Insurance Rate Map for TOWN OF CEDAR LAKE, Lake County, IN (Community Panel 180127 0002 B effective 03/15/82)

THIS REPORT IS CERTIFIED ONLY TO:

NAME: OLTHOF DEVELOPMENT, LLC

EXPLANATION: ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENT UPON THE PLAT





Fence & Deck

(219) 779-4741

13440 Lemoore Street • Cedar Lake, IN 46303

Find Us On



PROPOSAL

Date _____

Customer Name Christopher Nichols

Address 8721 Buckridge Ct

City/State/Zip Cedar Lake

Phone _____

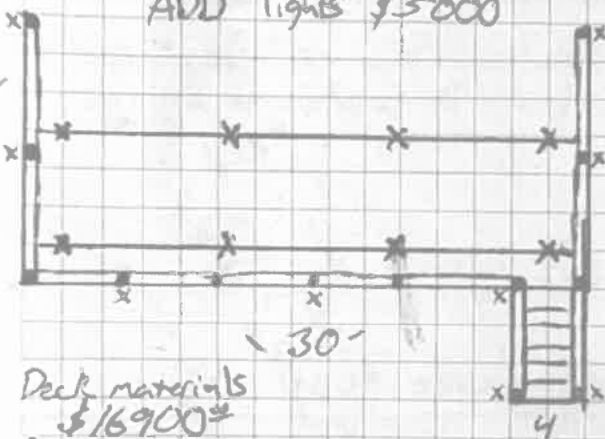
Email Address _____

www.onthelevelfenceanddeck.com E: ontholevelfence@gmail.com

PROJECT DESCRIPTION: Remove and haul existing decks
 Install 14x30 house deck with roof over deck
 16x30 Flat roof. This deck will be built on 12x42" piers
 Supports for this deck will be 6x6's that will
 be notched out to allow for double 8x10's to
 be used as beams. Entire frame to be built with
 2x8's all attached with metal joint hangers and ties
 All decking and fascia to be done with hidden fasteners
 and color match. Decking and fascia to be done in hickory
 rock & treat customer choice. All rails to be black treat
 aluminum. All dirt left under decks. OTL pulls permit
 OTL calls 811 OTL 5 year labor warranty

Permit #: will pull
 County: Lake
 Township: Hanover
 Subdivision: Havenwood
 Dig #: will call
CUSTOMER MUST PROVIDE PLAT OF SURVEY
 Project Type: Deck
 Dirt: under
 Height: 5 to 6 steps
 Style: vinyl/composite
 Color: lava rock
 Cap: Flat

ADD lights \$5000

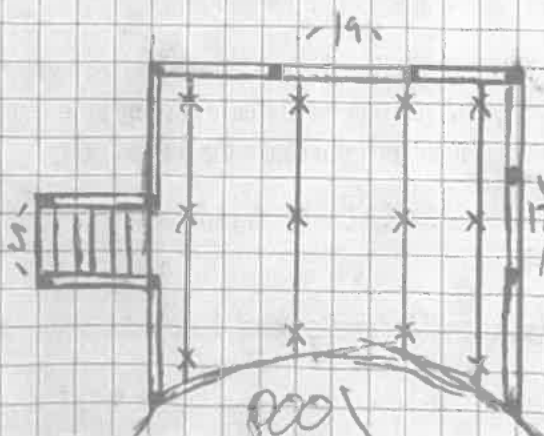


Roof over 14x30 Deck
 will be 16x30

Deck materials
 \$16900⁰⁰
 Roof materials
 \$4600
 Labor
 \$16500⁰⁰

pool deck materials
 \$15000⁰⁰
 pool Deck labor
 \$11000⁰⁰
 Add lights \$5000

- o - 6x6's
- ox - post with cap
- x - 12"x42" pier
- 8x10 Double Beam



\$ _____
 \$ _____
 \$ _____
 Total \$ _____
 Down Payment \$ _____
BALANCE DUE
 On Completion \$ _____

Thank you for your business.

ACCEPTANCE OF PROPOSAL:

Please make sure you have read the terms on back before signing this proposal. Start date is always weather permitting. Customer is required to submit plat of survey.

PROPOSAL GOOD FOR 15 DAYS.

Customer Signature _____

Customer Printed Name _____

Date _____

Sales Representative _____