



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. 2024-20
FILING FEE 150
RECEIPT NO. 712737

VARIANCE APPLICATION

PROPERTY ADDRESS: 13433 Lee St Cedar Lake, IN 46303 ZONING _____
TAX KEY NUMBER(S): _____

PETITIONER(S) INFORMATION

NAME: Amanda Dawson Phone: _____
ADDRESS: 13433 Lee St Alt. Phone: _____
CITY, STATE, ZIP: Cedar Lake, IN 46303 Email: _____

OWNER(S) INFORMATION

NAME: Amanda Dawson 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:

Installing a 6ft privacy fence on a corner lot.

Preferably Not 6ft from the street but willing to do so.

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)

STATE OF ILLINOIS)

COUNTY OF COOK)) SS:

Subscribed and sworn to before me on this 22 day of

March, 2024

Notary Public

My Commission expires: 02/22/2026

Signature(s) of Petitioner(s)

STATE OF INDIANA)

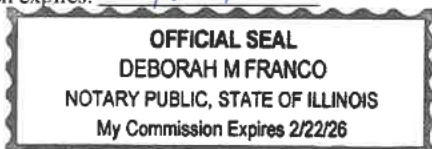
COUNTY OF LAKE)) SS:

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?)

The lot in question is on the corner of two one-way streets, both having traffic move in the same direction.

There wont be a concern for viewing oncoming traffic, due to traffic moving in the same direction.

Current fence layout allows all utilities to be accessed on the outside of the proposed fence line.

Utility pole on the corner of Lee/134th - fence plan is 5ft from the corner of the streets. Allowing corner visual.

- 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?)

The only adjacent property is an abandoned house, on the other side of 134th Ct.

The fence will not block any lake views, parking spots, oncoming traffic views or utility personal access.

The only change the neighboring properties will experience is no longer seeing into my yard.

Next door neighbor has a 6ft privacy fence on his corner lot, not 6ft from street. They too requested a variance!

- 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)




I have a medium sized 100lb dog that would easily jump over a 3ft fence; to keep him safe, I'm requesting 6ft.

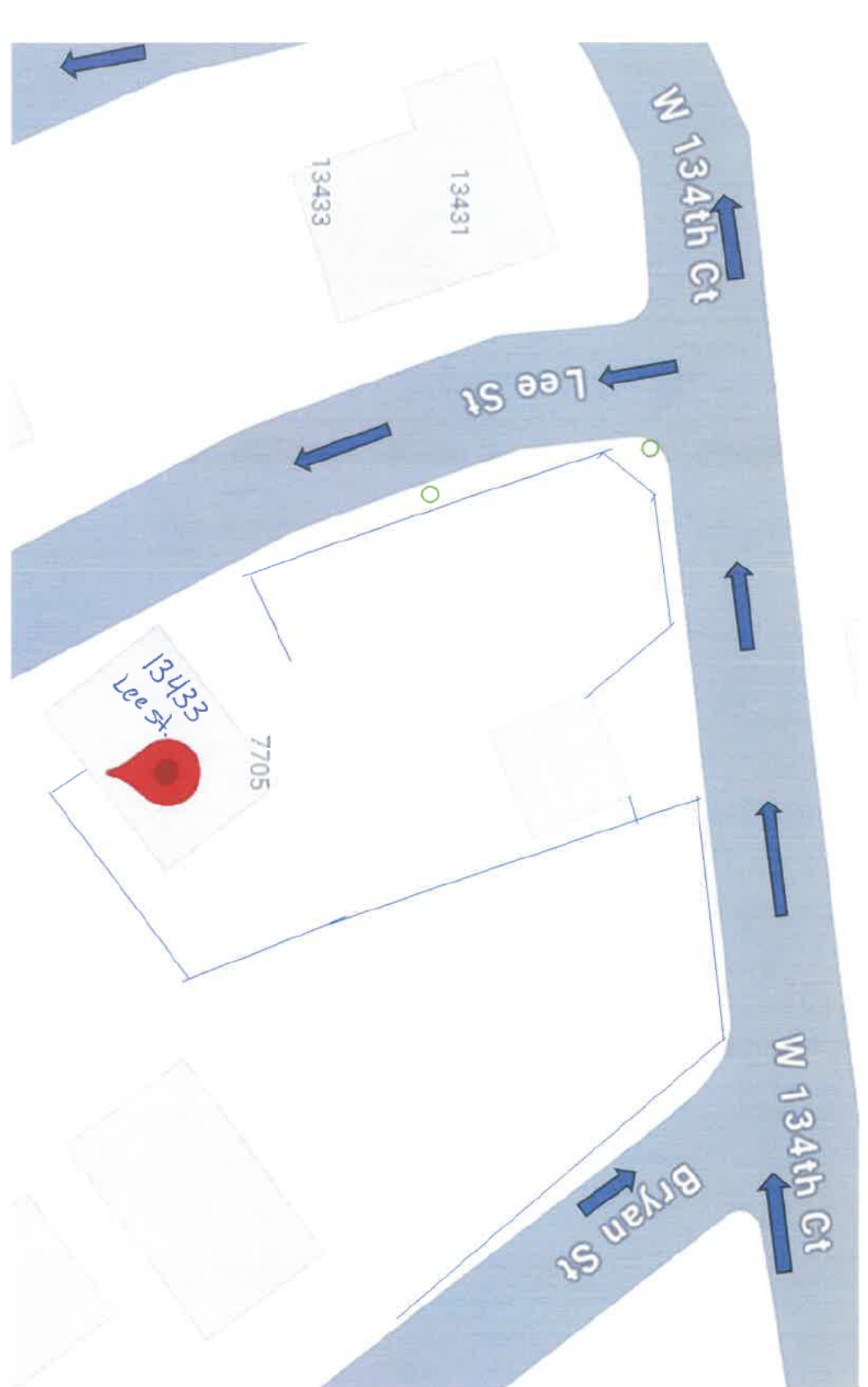
Ensuring my son and his friends can play safely in the yard, out of traffic and have adequate space to do so.

Ensuring privacy in my yard, the safety of my children and dog would be impossible without approval.

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

-  = Direction of One-way streets
-  = Utility Poles
-  = Fence lines





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*PERMIT # 24-120
ORIGINAL

BUILDING PERMIT APPLICATION

TYPE OF IMPROVEMENT Fence TOWNSHIP Cedar Lake, IN CENTER
ADDRESS 13433 Lee St TAX KEY# 45-15-26-155-004.000-043
LOT 232-225 SUBDIVISION Cedar Point CONSTRUCTION VALUE \$ 5,000.00
Owner Amanda Dawson Phone [REDACTED]
Contractor: Amanda Dawson Address 13433 Lee St
Phone _____ E-mail Address _____ Cedar Lake License #: _____

IMPROVEMENT DETAILS:

Flood Plain _____

Structure Dimensions: Width _____ Length _____ Height _____
Building Setbacks: Front _____ Right _____ Left _____ 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: 6ft/wood 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.

[REDACTED] Date 3-1-24

*OFFICE USE ONLY-Updated 08/23/2023

Date Application Received: 3/4/24 cmw

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 _____

SURVEYOR LOCATION REPORT



THIS REPORT IS DESIGNED FOR USE BY A TITLE INSURANCE COMPANY WITH RESIDENTIAL LOAN POLICIES. NO CORNER MARKERS WERE SET AND THE LOCATION DATA HEREIN IS BASED ON LIMITED ACCURACY MEASUREMENTS. THEREFORE, NO LIABILITY WILL BE ASSUMED FOR ANY USE OF THE DATA FOR CONSTRUCTION OF NEW IMPROVEMENTS OR FENCES.

PROPERTY ADDRESS
13433 LEE ST., CEDAR LAKE, IN

PROPERTY DESCRIPTION

LOTS 222 TO 225, BOTH INCLUSIVE, IN CEDAR POINT PARK, IN THE TOWN OF CEDAR LAKE, AS PER PLAT THEREOF, RECORDED SEPTEMBER 2, 1921 IN PLAT BOOK 15, PAGE 5, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

1"=30'

NOTE: NOT ALL UTILITIES SHOWN HERE ON.

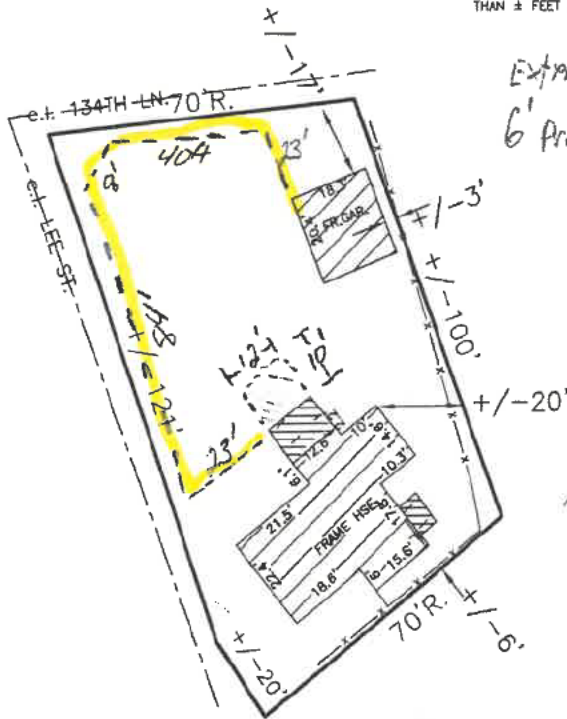
R. = RECORD
CAL. = CALCULATED
RAD. = RADIUS

NOT VALID UNLESS EMBOSSED.

NOTE:

FENCES SHOWN ARE APPROXIMATE AND MEANDER.

A BOUNDARY[staked] SURVEY WOULD BE RECOMMENDED TO DETERMINE THESE POSITIONS, DIMENSIONS AND MEASUREMENTS MORE ACCURATELY THAN ± FEET DIMENSIONS.



PROFESSIONAL LAND SURVEYING, PC.
7348 TAYLOR STREET, SCHERERVILLE, IN 46375
(219) 730-8623
rwdplspc@yahoo.com

REPORT JOB NUMBER: 24-019

TITLE CO.:
I HEREBY CERTIFY TO 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, THIS REPORT CONFORMS WITH THE REQUIREMENTS CONTAINED IN SECTIONS 27 THROUGH 29 OF 865 IAC 1-1-12 (SIC., 865 IAC 1-1-12) FOR A SURVEYOR LOCATION REPORT. THE ACCURACY OF ANY FLOOD HAZARD STATEMENT SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP.
DATE: 1-14-24 exp: 1-14-34

RUSSELL WAID DILLON LS 29500005





