



# 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. 2024-21  
FILING FEE 850.00  
RECEIPT NO. 713220

## VARIANCE APPLICATION

PROPERTY ADDRESS: 6500 West 129<sup>th</sup> Ave ZONING R-2  
TAX KEY NUMBER(S): \_\_\_\_\_

### PETITIONER(S) INFORMATION

NAME: Lawrence M. Goff  
ADDRESS: 6500 W. 129<sup>th</sup> Ave.  
CITY, STATE, ZIP: Cedar Lake, IN, 46303

### OWNER(S) INFORMATION

NAME: Lawrence M. Goff  
ADDRESS: 6500 W. 129<sup>th</sup> Ave  
CITY, STATE, ZIP: Cedar Lake, IN, 46303

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

### DESCRIBE THE VARIANCE REQUEST:

I wish to build a 30x30x12 garage with a peak height of 17 ft. One side of said garage will have a porch area 10ft wide and 30ft long. It will be built in my back yard.

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 INDIANA )  
                          ) SS:  
COUNTY OF LAKE )

Subscribed and sworn to before me on this 1 day of April, 2024

Notary Public

My Commission expires: 4-2-25

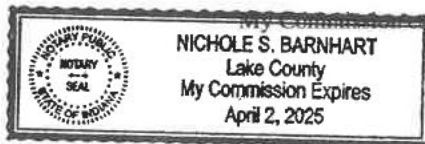
Signature(s) of Petitioner(s)

STATE OF INDIANA )  
                          ) SS:  
COUNTY OF LAKE )

Subscribed and sworn to before me on this 1 day of April, 2024

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?)

It will not be injurious to public health, safety, morals or general welfare of the community because it will be in my back yard. It will be built by a professional contractor/company. It will also be sided and shingled to look like my house.

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 use and value of the areas adjacent to the property included in the variance will not be substantially adversely affected because the new garage will have siding and roofing to match my house. In addition, measures that will be taken to not impact my neighbors, such as water mitigation.

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)

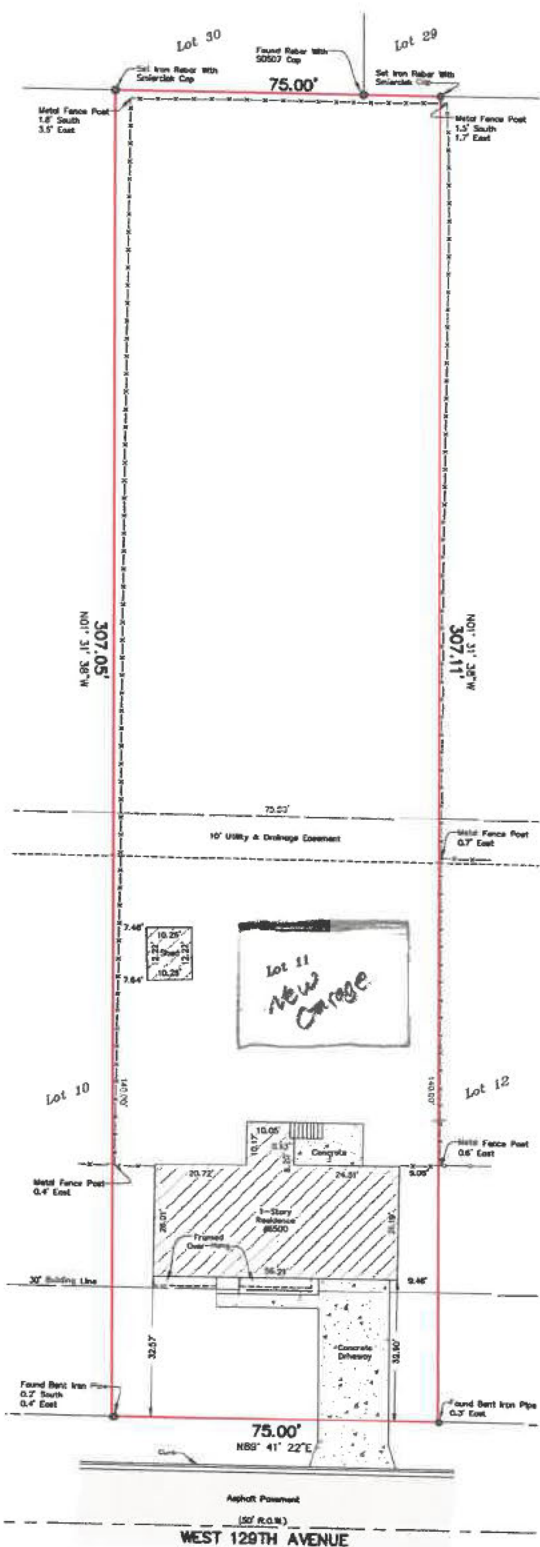
I can't adhere to the strict application of the Zoning Ordinance because of the sq ft I am allowed, and the height I am allowed. I am allowed 1000 sq ft. I will need a total of 1320 sq ft as the new building will be 1200 sq ft and I want to keep my shed. Also I am limited to 10 ft walls, but I wish to have 12 ft walls. Even with 12 ft walls the peak of new garage is 17 ft. The peak of my house is 18 ft.

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

PROPERTY ADDRESS:  
6500 W 129TH AVE  
CEDAR LAKE, IN 46303

PARCEL NUMBER:  
45-15-23-426-011.000-043

# PLAT OF SURVEY



### LEGAL DESCRIPTION

THAT PART OF THE SOUTH 5 ACRES OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPLE MERIDIAN, IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 11, LEMON LAKE ESTATES, UNIT 2, AS SHOWN IN PLAT BOOK 45, PAGE 136, IN LAKE COUNTY, INDIANA; THENCE NORTH TO THE NORTH LINE OF THE AFORESAID SOUTH 5 ACRES ALONG THE WEST LINE OF SAID LOT 11, EXTENDED NORTH; THENCE EAST ALONG SAID NORTH LINE OF THE AFORESAID SOUTH 5 ACRES, TO A POINT OF INTERSECTION WITH THE WEST LINE OF LOT 12, LEMON LAKE ESTATES UNIT 2, EXTENDED NORTH; THENCE SOUTH ALONG THE SAID WEST LINE EXTENDED NORTH TO THE NORTHWEST CORNER OF SAID LOT 12; THENCE WEST TO THE POINT OF BEGINNING.

ALSO: LOT #11, UNIT 2, LEMON LAKE ESTATES AN ADDITION TO THE TOWN OF CEDAR LAKE, AS SHOWN IN PLAT BOOK 45, PAGE 136, IN LAKE COUNTY, INDIANA.

### Surveyor's Report

#### Theory of Location:

This survey is a relocation survey of the subject parcel, and the location of the parcel lines are based on found monumentation in Lemon Lake Estates, Unit 2, as shown in Plat Book 45, Page 136.

The following documents were used in the course of this survey:

- Warranty Deed for subject property, Doc. No. 2015-073024 Recorded Oct. 23, 2015.
- The recorded subdivision plat of Lemon Lake Estates, Unit 2, as shown in Plat Book 45, Page 136.
- The recorded subdivision plat of Krystal Oaks Estates, as shown in Plat Book 97, Page 14.

The following monuments were used for this survey:

Found monumentation from Lemon Lake Estates Unit 2 and Krystal Oaks Estates II used with recorded dimensions and were held for this survey. If nothing was found, new monuments were placed at the corners to represent the results of this survey.

#### Authenticity and Condition of Referenced Monuments:

Unless otherwise stated on the plat, found monuments were undisturbed, in good condition, of unknown origin, and at or near grass.

#### Obstruction or Possession Error:

There was no occupation or possession line observed during the course of this survey.

Checks on reliability of the record description used and of adjacent descriptions and the relationship of the lines of the subject tract with adjacent lines.

There was no leave seen with the subject or adjacent parcels.

#### Relative Positional Accuracy:

The relative positional accuracy for this survey met the requirements of an "Advanced Survey", per Title 885 IAC 1-12-7. The allowable relative accuracy, per the rule for this survey was within the allowable (0.13 feet plus 100 parts per million).

L. ANTHONY D. SMIERCIAK, DO HEREBY CERTIFY THAT A LAND SURVEY HAS BEEN MADE UNDER MY SUPERVISION OF THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY WAS EXECUTED ACCORDING TO THE SURVEY REQUIREMENTS AS STATED IN TITLE 885 IAC 1-12 (RULE 12). DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THE INFORMATION CONTAINED ON THIS PLAT IS DESIGNED FOR THE SOLE BENEFIT OF THE OWNER/CLIENT. HE ASSUMES NO LIABILITY WHATSOEVER FOR THE UNAUTHORIZED USE OR ABUSE OF THIS DOCUMENT.

DATE FIELDWORK COMPLETED: JULY 31, 2023

ANTHONY D. SMIERCIAK, INDIANA REGISTERED LAND SURVEYOR NO. LS20800129



### NOTES:

- NO TITLE COMMITMENT OR ABSTRACT WAS PROVIDED TO THE SURVEYOR FOR THE USE OF THIS SURVEY. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH COULD AFFECT THIS PARCEL.
- DIMENSIONS ARE NOT TO BE ASSUMED OR SCALED.
- BASES OF BEARINGS: HOLDING THE SOUTH LINE OF LOT 11 AT N 88° 41' 22" E, AS PER THE REDDIFIED PLAT OF SUBDIVISION.

### Legend

- Property Line
- Right of Way
- Underlying or Adjacent Property Line
- Easement
- Wood Fence
- Metal Fence
- Set/Found Monumentation

JOB NO: 23-225

ORDERED BY: LARRY GOFT

FIELD BOOK: 032, PAGE: 057

SMIERCIAK LAND SURVEYING

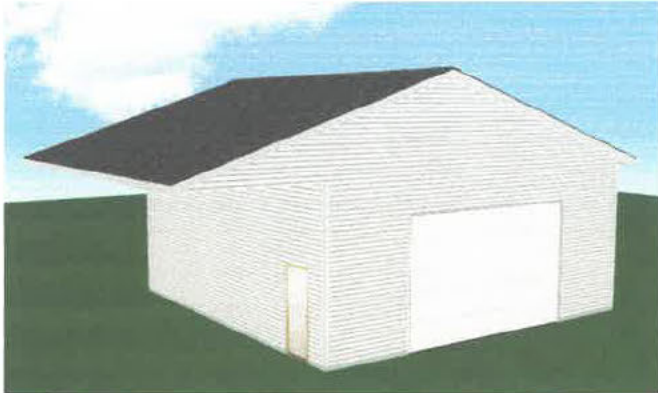
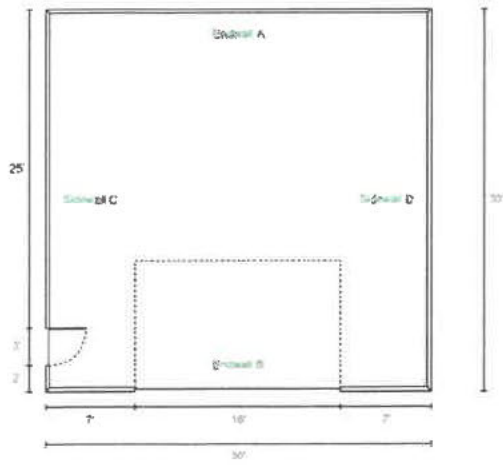
www.smierciaklandsurveying.com

116 E. Juliet Street

Schererville, IN 46375

Phone: (219) 227-8733

Fax: (888) 214-4353



**ENDWALL B**

10x10 White Ribbed Bars on Siding



**SIDEWALL D**



**SIDEWALL C**

Mastercraft® 30W x 20H Primed Steel G-Panel



**ENDWALL A**

**Building Info**

|                           |             |
|---------------------------|-------------|
| Building Width:           | 30'         |
| Building Length:          | 30'         |
| Building Height:          | 12'         |
| Wall Framing Stud:        | 2 x 6       |
| Roof Pitch:               | 4/12 Pitch  |
| Cantilever On Sidewall C: | 10'         |
| Cantilever On Sidewall D: | None        |
| Eave Overhang:            | 12"         |
| Gable Overhang:           | 12"         |
| Curb:                     | Poured Curb |
| Curb Height:              | 4"          |
| Foundation Type:          | Poured      |















