



# 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. 2024-22  
FILING FEE 850.00  
RECEIPT NO. 714008

## VARIANCE APPLICATION

PROPERTY ADDRESS: 8319 Lake Shore Drive ZONING: R-2  
TAX KEY NUMBER(S): 45-15-22-427-011.000-014

### PETITIONER(S) INFORMATION

NAME: Adam Baumgartner PH  
ADDRESS: 8319 Lake Shore Drive Alt. PH  
CITY, STATE, ZIP: Cedar Lake, IL 46303 E

### OWNER(S) INFORMATION

NAME: Adam Baumgartner PH  
ADDRESS: 8319 Lake Shore Drive Alt. PH  
CITY, STATE, ZIP: Cedar Lake, IN 46303 E

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

### DESCRIBE THE VARIANCE REQUEST:

-Re-Build Side Deck And Make Enclosed Storage Area Underneath It  
\* 2' Set Back West Property Line.

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

Signature(s) of Owner(s)

STATE OF INDIANA )  
                                  ) SS:  
COUNTY OF LAKE )

Subscribed and sworn to before me on this 5 day of

April, 2024

My Commission expires: 10/23/25

Signature(s) of Petitioner(s)

STATE OF INDIANA )  
                                  ) SS:  
COUNTY OF LAKE )

Subscribed and sworn to before me on this 5 day of

April, 2024

My Commission expires: 10/23/25



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. The deck was existing we would be looking to enclose underneath it.

---

---

---

---

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?)

It would not be affected.

---

---

---

---

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)

We use this to enter and exit our house. It is our "Front Door / Main Entrance"

---

---

---

---

*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*



SITE REFERENCE IMAGE  
SCALE: NTS

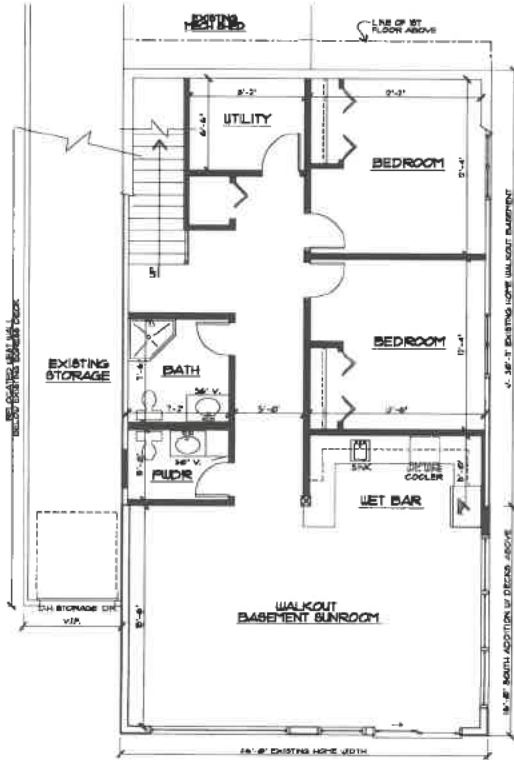
# PROPOSED HOME ADDITION

8319 LAKE SHORE DRIVE  
CEDAR LAKE, IN

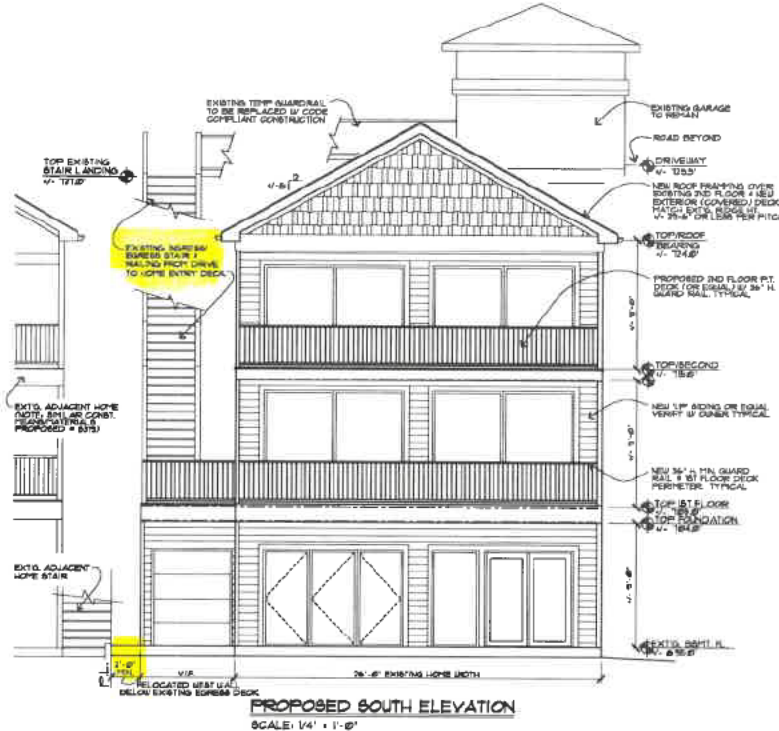
ZONING NOTES:	
- EXISTING ZONING: R-3	
- LOT SIZE 66' x LOT 2 248.36' x 116.85' 67.5' W	
- BUILDING HEIGHT ALLOWABLE: 30 FT	
- ACTUAL: 33.5 FT	
- SITE COVERAGE & RE setbacks	
NOTE: SEE EXISTING SURVEY BY CIVILS VERIFY WITH OWNER.	



PROPOSED EAST ELEVATION  
SCALE: 1/8" = 1'-0"



PROPOSED BASEMENT PLAN  
SCALE: 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

ZONING REVIEW SET 4-5-24

THE SEVERITY OF VIOLATIONS OF THE ZONING ORDINANCE IS DETERMINED BY THE ZONING BOARD. THE ZONING BOARD HAS THE AUTHORITY TO GRANT VARIANCES TO THE ZONING ORDINANCE. THE ZONING BOARD SHALL CONSIDER THE PUBLIC INTEREST AND THE INTERESTS OF THE NEIGHBORHOOD IN GRANTING A VARIANCE. THE ZONING BOARD SHALL NOT GRANT A VARIANCE UNLESS IT IS CONVINCED THAT SUCH A VARIANCE IS NECESSARY FOR THE PROPER DEVELOPMENT OF THE PROPERTY AND THAT SUCH A VARIANCE IS IN THE BEST INTERESTS OF THE COMMUNITY. THE ZONING BOARD SHALL NOT GRANT A VARIANCE UNLESS THE APPLICANT HAS MADE EVERY EFFORT TO COMPLY WITH THE ZONING ORDINANCE.

REEL NUMBER: 1  
DATE: 4-5-24  
BY: [Signature]  
CHECKED: [Signature]

PROPOSED HOME ADDITION  
8319 LAKE SHORE DRIVE  
CEDAR LAKE, IN

Architectural Firm  
307-342-6096  
aaron@ep4esign.com

PROJECT: 8319 LAKE SHORE
DATE: 4-5-24
SHEET: AS NOTED
TITLE: 101
SHEET: A-1.0



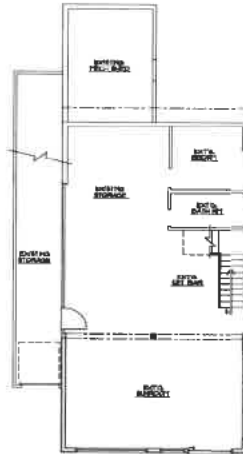
1	11.11.24
---	----------



**EXISTING 1ST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**EXISTING 2ND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



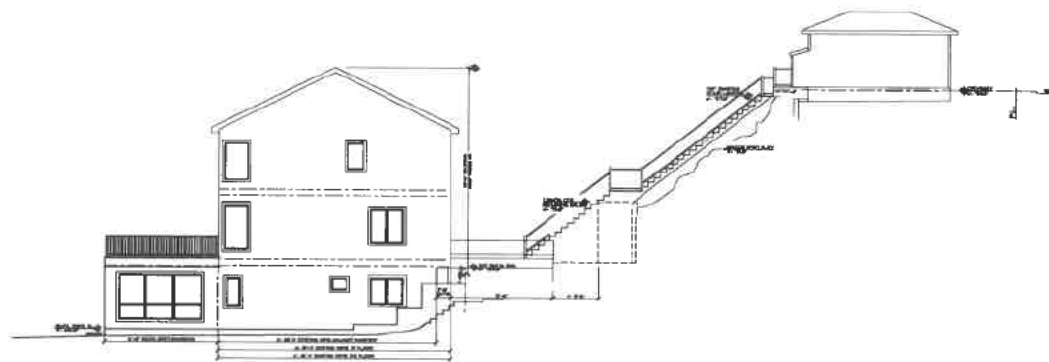
**EXISTING BASEMENT PLAN**  
SCALE: 1/8" = 1'-0"



**EXISTING TOPOGRAPHIC SURVEY**  
SCALE: NTS. BY OTHERS



**EXISTING SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**EXISTING EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

ZONING REVIEW SET 4-5-24


**PROPOSED HOME ADDITION**  
 8319 LAKE SHORE DRIVE  
 CEDAR LAKE, IN

Owner: Contact  
 Architecture by:  
 Andy Schreyer  
 317-803-6066  
 a.schreyer1@gmail.com

APPROVED  
 A.S.  
 8319 LAKE SHORE  
 DATE  
 4-5-24  
 DRAWN BY  
 AS NOTED  
 2024

SHEET  
 A-1.1  
 1