

**TENTATIVE AGENDA
LAKE COUNTY BOARD OF ZONING APPEALS
WEDNESDAY, FEBRUARY 16, 2022 – 6:00 P.M.**

I. Meeting called to order

II. Pledge of Allegiance

III. Emergency exit announcement: In case of an emergency, exit the Auditorium, proceed to the nearest exit, and exit the building. If you require assistance, a Plan Commission employee will escort or assist you. Please silence any cellular phones during this meeting. If you receive a call during this meeting, please excuse yourself with as little disruption as possible to these proceedings.

IV. Record of those present

V. Minutes

VI. Communications

VII. Old Business

1. 22-V-01 BZA – Wojsciech Jarosz, Owner/Petitioner

Located approximately 9/10 of a mile west of Chase Street on the south side of 47th Avenue, a/k/a 4509 W. 47th Avenue in Calumet Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (1), Accessory Building, 1,302 sq. ft. permitted, 1,915 sq. ft. requested.

Purpose: To allow a 45' X 19' accessory building for personal use.

1/19/2022: Deferred by Plan Commission Staff.

approved_____denied_____deferred_____ vote_____

VIII. New Business

1. 22-V-06 BZA – Richard & Shannon Soto, Owners/Petitioners

Located at the southeast quadrant at the intersection of Bryan Street and 89th Avenue, a/k/a 7617 W. 89th Avenue in St. John Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.6 (B), Residential Fences, fences may be constructed between a building and right of way provided it meets the setback requirements of 2.7 (I) and does not exceed 3 ½ feet.

Purpose: To allow a 5 ft. fence to encroach the 30 ft. building setback line by 30 ft., leaving a setback of 0 ft. from the western property line.

approved_____denied_____deferred_____ vote_____

2. **22-V-07 BZA – Piotr Halewicz, Owner and Maciej Halewicz, Petitioner**
Located approximately one mile north of 101st Avenue on the east side of State Line Road, a/k/a 9317 State Line Road in St. John Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 5.1 (D) (5), Side Yards, total required side yard (total aggregate) minimum percent of total lot width, 20% (19.98 feet) required, 16% (16 feet) requested

Purpose: To allow an aggregate side yard setback of 16% (16 feet).

approved_____ denied_____ deferred_____ vote_____

3. **22-V-08 BZA – Olen B. Keene, Owner/Petitioner**
Located approximately 2/10 of a mile east of Parrish on the south side of 156th Place, a/k/a 9395 W. 156th Place in West Creek Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (1), Accessory Building, 1,302 sq. ft. permitted, 1,808 sq. ft. requested.

Purpose: To allow a 32' X 44' accessory building for personal use.

approved_____ denied_____ deferred_____ vote_____

4. **22-V-09 BZA – Olen B. Keene, Owner/Petitioner**
Located as above.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (B), Maximum Building Height, 16 ft. permitted, 21 ft. requested.

Purpose: To allow an accessory building with an overall height of 21 ft.

approved_____ denied_____ deferred_____ vote_____

5. **22-V-10 BZA – Eric Johson, Owner/Petitioner**
Located approximately 4/10 of a mile north of 109th Avenue on the east side of Bell Street, a/k/a 10633 Bell Street in Center Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (1), Accessory Building, 1,302 sq. ft. permitted, 1,872 sq. ft. requested.

Purpose: To allow a 30' X 36' accessory building for personal use.

approved_____ denied_____ deferred_____ vote_____

6. 22-V-11 BZA – Eric Johnson, Owner/Petitioner

Located as above.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (B), Maximum Building Height, 16 ft. permitted, 20 ft. requested.

Purpose: To allow an accessory building with an overall height of 20 ft.

approved_____ denied_____ deferred_____ vote_____

7. 22-V-12 BZA – Christopher Brall, Owner/Petitioner

Located approximately 9/10 of a mile south of 117th Avenue on the east side of Cline Street, a/k/a 12319 Cline Street in Center Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 2.7 (I) (2), Minimum Setback, 50-feet required from the edge of proposed right-of-way, 0-feet requested.

Purpose: To allow an attached garage and porch addition to encroach the required building setback along Cline Avenue..

approved_____ denied_____ deferred_____ vote_____

8. 22-V-13 BZA – Philip and Kimberly Splant, Owners and Philip Splant, Petitioner

Located approximately 7/10 of a mile west of Calumet on the north side of 109th Avenue, a/k/a 15500 W. 109th Avenue.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (1), Accessory Building, 1,814 sq. ft. permitted, 3,717 sq. ft. requested.

Purpose: To allow a 30' X 80' accessory building for personal use.

approved_____ denied_____ deferred_____ vote_____