

**TENTATIVE AGENDA  
LAKE COUNTY BOARD OF ZONING APPEALS  
WEDNESDAY, MARCH 16, 2022 – 7:00 P.M.**

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**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**

**VIII. New Business**

**1. 22-V-14 BZA – Jason Smit, Owner/Petitioner**

Located approximately 7/10 of a mile east of Colfax Street on the south side of Elm (49<sup>th</sup> Avenue), a/k/a 1725 E. Elm Street in Calumet Township.

**Request:** Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (B), Accessory Building, 1,014 sq. ft. permitted, 1,562 sq. ft. requested.

**Purpose:** To allow a 30' X 40' accessory building for personal use.

approved\_\_\_\_\_denied\_\_\_\_\_deferred\_\_\_\_\_ vote\_\_\_\_\_

**2. 22-V-15 BZA – Calvin R. Pierce II, Owner/Petitioner**

Located approximately 2/10 of a mile east of Chase Street on the south side of 41<sup>st</sup> Avenue, a/k/a 2825 W. 41<sup>st</sup> Avenue in Calumet 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, 23-feet requested.

**Purpose:** To allow a home addition to encroach the 50 ft. building setback along 41<sup>st</sup> Avenue by 27 ft., leaving a setback of 23 ft.

approved\_\_\_\_\_denied\_\_\_\_\_deferred\_\_\_\_\_ vote\_\_\_\_\_

**3. 22-V-16 BZA – Calvin R. Pierce II, Owner/Petitioner**

Located as above.

**Request:** Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 5.1 (D) (5), Side Yards, 20% aggregate and 6 ft. minimum required, 19.4% aggregate and 5 ft. minimum requested

**Purpose:** To allow a reduction in the required side yard setback for a proposed home addition in an R-2 Zone.

approved\_\_\_\_\_ denied\_\_\_\_\_ deferred\_\_\_\_\_ vote\_\_\_\_\_

**4. 22-V-17 BZA – Jonathan Proud, Owner/Petitioner**

Located approximately 2/10 of a mile south of 113<sup>th</sup> Avenue on the east side of State Line Road, a/k/a 11423 State Line Road in Hanover Township.

**Request:** Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (1), Accessory Building, 1,814 sq. ft. permitted, 22,756 sq. ft. requested.

**Purpose:** To allow a 218' X 102' accessory building for personal use.

approved\_\_\_\_\_ denied\_\_\_\_\_ deferred\_\_\_\_\_ vote\_\_\_\_\_

**5. 22-V-18 BZA – Jonathan Proud, Owner/Petitioner**

Located as above.

**Request:** Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (2), Maximum Building Height, 18 ft. permitted, 31 ft. requested.

**Purpose:** To allow an accessory building with an overall height of 31 ft.

approved\_\_\_\_\_ denied\_\_\_\_\_ deferred\_\_\_\_\_ vote\_\_\_\_\_

**6. 22-V-19 BZA – Jonathan Proud, Owner/Petitioner**

Located as above.

**Request:** Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.9 (G), Accessory Building Rear Yard Only.

**Purpose:** To allow an accessory building in the front yard.

approved\_\_\_\_\_ denied\_\_\_\_\_ deferred\_\_\_\_\_ vote\_\_\_\_\_

**7. 22-V-20 BZA – Roger Rolnicki, Owner/Petitioner**

Located approximately 2/10 of a mile east of Colfax Street on the south side of Main Street, a/k/a 3960 W. Main Street in Cedar Creek Township

**Request:** Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (B) (2), Second accessory building greater than 150 sq. ft. on less than one acre.

**Purpose:** To allow a second accessory building greater than 150 sq. ft. (720 sq. ft.) on a property less than one acre.

approved\_\_\_\_\_ denied\_\_\_\_\_ deferred\_\_\_\_\_ vote\_\_\_\_\_