

**TENTATIVE AGENDA  
LAKE COUNTY BOARD OF ZONING APPEALS  
WEDNESDAY, AUGUST 17, 2022 – 6:00 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**
- 1. **22-V-12 BZA – Christopher Brall, Owner/Petitioner**  
Located approximately 9/10 of a mile south of 117<sup>th</sup> 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 (l) (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.  
  
2/16/2022      Deferred to May 18, 2022 by the Board of Zoning Appeals.  
6/15/2022      Deferred by Board of Zoning Appeals.  
7/20/2022      Deferred by Board of Zoning Appeals.

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

**VIII. New Business**

**1. 22-V- 66 BZA – Peter Bultema, Owner/Petitioner**

Located approximately 6/10 of a mile east of State Line Road on the south side of 145<sup>th</sup> Avenue, a/k/a 14967 W. 145<sup>th</sup> Avenue 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, 3,884 sq. ft. requested.

**Purpose:** To allow an 80' X 40' accessory building for personal use.

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

**2. 22-V- 67 BZA – Peter Bultema, 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, 24 ft. requested.

**Purpose:** To allow an accessory building with an overall height of 24 ft..

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

**3. 22-V- 68 BZA – William and Carrie Bruinius, Owners/Petitioners**

Located approximately 4/10 of a mile south of 159<sup>th</sup> Avenue on the west side of Morse Street, a/k/a 16206 Morse Street in Cedar Creek Township.

**Request:** Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (1), Accessory Building, 1,590 sq. ft. permitted, 6,960 sq. ft. requested.

**Purpose:** To allow a 60' X 104' accessory building for personal use.

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

**4. 22-V- 69 BZA – William and Carrie Bruinius, Owners/Petitioners**

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, 28 ft. requested.

**Purpose:** To allow an accessory building with an overall height of 28 ft..

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

5. **22-V- 70 BZA – James P. Angus, Owner/Petitioner**  
Located approximately ½ mile north of 93<sup>rd</sup> Avenue on the west side of Henry Street, a/k/a 8812 Henry Street in St. John Township.

**Request:** Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (B), Accessory Building, 1,014 sq. ft. permitted, 1,706 sq. ft. requested.

**Purpose:** To allow a 28.5' X 30' addition to the property's existing detached garage for personal use.

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

6. **22-V- 71 BZA – James P. Angus, 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-72 BZA – Leslie Christopher, Owner/Petitioner**

Located approximately 4/10 of a mile west of Clark street on the south side of South Lakeview Drive, a/k/a 716 S. Lakeview Drive in Cedar Creek Township.

**Request:** Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (B), Accessory Building, 1,014 sq. ft. permitted, 1,103.12 sq. ft. requested.

**Purpose:** To allow a 28' X 35' accessory building for personal use.

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

8. **22-V- 73 BZA – Leslie Christopher, 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 side yard.

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

**9. 22-V- 74 BZA – David Pallikan, Owner/Petitioner**

Located approximately 4/10 of a mile east of Parrish on the north side of 156<sup>th</sup> Avenue, a/k/a 8910 West 156<sup>th</sup> Avenue 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, 2,328 sq. ft. requested.

**Purpose:** To allow a 36' X 48' accessory building for personal use.

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