

**TENTATIVE AGENDA
LAKE COUNTY BOARD OF ZONING APPEALS
WEDNESDAY, DECEMBER 14, 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

VIII. New Business

1. 22-SE-10 PC – Alysia and Sam Wayne, Owner and Alysia Wayne, Petitioner
Located approximately 9/10 of a mile south of 109th Avenue on the east side of Burr Street, a/k/a 1161 Burr Street in Center Township.

Request: Special Exception from the Unincorporated Lake County Zoning Ordinance, Sec. 5.1 (C) (2) (k), Uses Permitted by Special Exception, Duplex.

Purpose: To allow a duplex in an R-2 Zone.

approved_____ denied_____ deferred_____ vote_____

2. 22-V- 96 BZA – T and T Construction, Owner and Terry Neil, Petitioner
Located approximately 2/10 of a mile east of Cline on the south side of 124th Avenue, a/k/a 7721 W. 124th Avenue 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, 2,672 sq. ft. requested.

Purpose: To allow a 32' X 48' accessory building for personal use.

approved_____ denied_____ deferred_____ vote_____

3. 22-V- 97 BZA – T and T Construction, Owner and Terry Neil, 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, 18 ft. requested.

Purpose: To allow an accessory building with an overall height of 18 ft..

approved_____ denied_____ deferred_____ vote_____

4. 22-V-98 BZA - Olson Construction, Owner and McMahon Associates, Inc., Petitioner

Located approximately 2/10 of a mile west of Rutledge Street on the south side of 45th Avenue, a/k/a 2701 W. 45th Avenue in Calumet Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 2.7 (l) (2), Minimum Setback, 50-feet required, 12.1-feet requested.

Purpose: To allow an existing structure to encroach the 50 ft. building line by 37.9 feet, leaving a setback of 12.1 ft.

approved_____ denied_____ deferred_____ vote_____

5. 22-V-99 BZA – Olson Construction, Owner and McMahon Associates, Inc., Petitioner

Located as above.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 7.1 (D) (2), Side Yard, 6-feet required, 1.2-feet requested.

Purpose: To allow an existing structure to encroach the side yard setback by 4.8 ft. leaving a setback of 1.2 ft.

approved_____ denied_____ deferred_____ vote_____

6. 22-V-100 BZA – AP Boender LLC, Owner and McMahon Associates, Inc., Petitioner

Located at the northeast quadrant at the intersection of 45th Avenue and Colfax Street, a/k/a 6134 W. 45th Avenue in Calumet Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 2.7 (l) (2), Minimum Setback, 50 ft. required, 0 ft. requested.

Purpose: To allow an existing structure to encroach 50-feet over the required building setback, leaving a setback of 0 feet from the property line along W. 45th Avenue.

approved_____ denied_____ deferred_____ vote_____

7. **22-V- 101 BZA – Edward Welch, Owner and Charles Hoffman, Petitioner**

Located approximately 2/10 of a mile west of Wicker Boulevard, at the east terminus of 121st Place, a/k/a 11421 W. 121st Place 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, 2,880 sq. ft. requested.

Purpose: To allow a 30' X 38' accessory building with a 30' X 38' second story for personal use.

approved_____denied_____deferred_____ vote_____

8. **22-V- 102 BZA – Edward Welch, Owner and Charles Hoffman, 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, 25 ft. requested.

Purpose: To allow an accessory building with an overall height of 25 ft. and a second story.

approved_____denied_____deferred_____ vote_____