

**TENTATIVE AGENDA  
LAKE COUNTY BOARD OF ZONING APPEALS  
WEDNESDAY, MARCH 15, 2023 – 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 Commissioners' Courtroom/Council Chamber, proceed to the stairs, go to the second floor, and exit the building. Do not enter an elevator in an emergency. 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. 23-V-09 BZA – Trisha Gill, Owner/Petitioner**

Located approximately 3/10 of a mile east of Parrish Avenue on the north side of 157<sup>th</sup> Place, a/k/a 9110 W. 157<sup>th</sup> Place in West 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, 1,360 sq. ft. requested.

**Purpose:** To allow a 24' X 34' accessory building for personal use.

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

**2. 23-V-10 BZA – Robert Fleming, Owner/Petitioner**

Located approximately 4/10 of a mile east of Calumet Street on the north side of 109<sup>th</sup> Avenue, a/k/a 13200 W. 109<sup>th</sup> Avenue in Hanover Township.

**Request:** Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.5 (A) (4), Advertising Devices, no advertising devices shall be permitted within ten (10) feet of the existing right-of-way of any street or within 300 feet of any dwelling or land platted or divided for residential use.

**Purpose:** To allow a new business sign with a 0 ft. setback and within 300 feet of a residential subdivision.

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

**3. 23-V-11 BZA – Terry and Margaret DeYoung, Owners/Petitioners**

Located approximately 1/10 of a mile east of Colfax Street on the north side of Lakeview Drive, a/k/a 105 W. Lakeview Drive in Cedar Creek Township.

**Request:** Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 4.2, Regulations for C-2 and C-3 (Flood Fringe Zones), no development may occur in any Special Flood Hazard Area classified as flood fringe without first having received a Variance from Development Standards.

**Purpose:** To allow construction of an accessory building in a flood fringe zone.

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

**4. 23-V-12 BZA – Terry and Margaret DeYoung, Owners/Petitioners**

Located as above

**Request:** Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (1), Accessory Building, 1,302 sq. ft. permitted, 1,640 sq. ft. requested.

**Purpose:** To allow a 26' X 40' accessory building for personal use.

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

5. **23-V-13 BZA – Ashlie and Steven Ferry, Owners/Petitioners**  
Located at the southwest quadrant at the intersection of 123<sup>rd</sup> Place and Rush Street, a/k/a 12340 Rush Street in Winfield 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 (l) and does not exceed 3 ½ feet.

**Purpose:** To allow a 6 ft. fence to encroach the 30 ft. building setback line by 30 ft., leaving a setback of 0 ft. along 123<sup>rd</sup> Place and Rush Street.

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

6. **23-V-14 BZA – Teresa Cummings, Owner/Petitioner**  
Located approximately 8/10 of a mile west of Chase Street on the north side of 51<sup>st</sup> Avenue, a/k/a 4300 W. 51<sup>st</sup> Avenue in Calumet Township.

**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\_\_\_\_\_

7. **23-UV-02 BZA – Kenneth Peach, Owner/Petitioner**  
Located approximately 9/10 of a mile south of 109<sup>th</sup> Avenue on the west side of Burr Street, a/k/a 11610 Burr Street in Center Township.

**Request:** Variance of Use from the Unincorporated Lake County Zoning Ordinance, Sec. 2.9 (A) (4), Only One Main Building on a Lot.

**Purpose:** To allow construction of a new residence while occupying the original home.

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

8. **23-V-15 BZA – Matt Dixon, Owner and Milmar Building – Curtis Hayman, Petitioner**  
Located approximately 2/10 of a mile north of 133<sup>rd</sup> Avenue on the west side of Clark Street, a/k/a 13130 Clark 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, 1,884 sq. ft. requested.

**Purpose:** To allow a 30' X 48' accessory building with an 8' X 10' overhang for personal use.

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

9. **23-V-16 BZA – Matt Dixon, Owner and Milmar Building – Curtis Hayman, 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\_\_\_\_\_

10. **23-V-17 BZA – Trevor and Samantha Fishback, Owners/Petitioners**  
Located approximately 2/10 of a mile west of Clark Street on the south side of White Oak Terrace, a/k/a 5101 White Oak Terrace 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. (2,000 sq. ft.) on a property less than one acre.

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

11. **23-V-18 BZA – Trevor and Samantha Fishback, Owners/Petitioners**  
Located as above.

**Request:** Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (B), Accessory Building, 1,014 sq. ft. permitted, 2,592 sq. ft. requested.

**Purpose:** To allow a 25' X 80' accessory building for personal use.

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

**12. 23-V-19 BZA – Trevor and Samantha Fishback, Owners/Petitioners**

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\_\_\_\_\_

**13. 23-V-20 BZA – Chris Koerner, Owner/Petitioner**

Located approximately 1/10 of a mile west of the northwest quadrant at the intersection of 181<sup>st</sup> Avenue and White Oak Street, a/k/a 17882 White Oak Street in West Creek 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, 2,848 sq. ft. requested.

**Purpose:** To allow a 40' X 60' accessory building for personal use.

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

**14. 23-V-21 BZA – Chris Koerner, 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\_\_\_\_\_

**15. 23-V-22 BZA – Chris Koerner, 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/front yard.

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

**16. 23-V-23 BZA – Shane Botma, Owner/Petitioner**

Located approximately 3/10 of a mile south of 185<sup>th</sup> Avenue on the east side of White Oak Street, a/k/a 18759 White Oak Street in West 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, 6,984 sq. ft. requested.

**Purpose:** To allow a 32' X 76' accessory building with a 66' X 8' overhang for personal use.

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

**17. 23-V-24 BZA – Shane Botma, 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, 24.17 ft. requested.

**Purpose:** To allow an accessory building with an overall height of 24.17 ft.

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