

AGENDA
LAKE COUNTY BOARD OF ZONING APPEALS
WEDNESDAY, JUNE 21, 2023 – 6:00 P.M.

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-SE-04 PC- David and Jeri Bryan, Owners and Noah Bryan, Petitioner

Located approximately 2/10 of a mile west of Chase Street on the north side of 153^d Avenue, a/k/a 15126 Chase Street in Cedar Creek Township.

Request: Special Exception from the Unincorporated Lake County Zoning Ordinance, Sec. 2.10 (A) (7), Class C, Recreational Special Exception.

Purpose: To allow a Farm Market.

approved_____ denied_____ deferred_____ vote_____

2. 23-V-28 BZA – Ken Wieringa, Owner/Petitioner

Located approximately 1/10 of a mile south of 145th Avenue on the east side of Sheffield Street, a/k/a 14615 Sheffield Street in Hanover 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, 2,300 sq. ft. requested.

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

approved_____ denied_____ deferred_____ vote_____

3. 23-V-29 BZA – Ken Wieringa, 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, 22 ft. requested.

Purpose: To allow an accessory building with an overall height of 22 ft.

approved_____ denied_____ deferred_____ vote_____

4. 23-UV-03 BZA – Patrick A. Strickland, Owner/Petitioner

Located approximately one mile south of 109th Avenue on the east side of Oakcrest Place, a/k/a 3559 Oakcrest Place in Winfield Township

Request: Variance of Use from the Unincorporated Lake County Zoning Ordinance, Sec. 6.1 (B), Uses Permitted by Right in a Class 2 PUD.

Purpose: To allow the processing of local firearm transfers in a Class 2 PUD.

approved_____ denied_____ deferred_____ vote_____

5. 23-V-33 BZA – Santiago and Maria Solis, Owners/Petitioners

Located approximately 3/10 of a mile south of 93rd Avenue on the east side of Sheffield Street, a/k/a 9521 Sheffield Street 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 50 ft. building setback line by 50 ft., leaving a setback of 0 ft. along Sheffield Street.

approved_____ denied_____ deferred_____ vote_____

6. 23-V-34 BZA – Lopez Family Trust, Owner and Rosinski Construction, Inc., Petitioner

Located approximately 6/10 of a mile south of 153rd Avenue on the east side of Lakeview Drive, a/k/a 265 W. Lakeview Drive in Cedar Creek 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 front/side yard.

approved_____ denied_____ deferred_____ vote_____

7. **23-V-35 BZA – Amber C. Wolf, Owner and Pete Metlov, Petitioner**
Located approximately 3/10 of a mile west of Clark Street on the south side of 101st Avenue, 5213 W. 101st Avenue in Center 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 front yard.

approved_____denied_____deferred_____vote_____

8. **23-UV-04 BZA – Steve Adams, Owner and Lori Adams, Petitioner**
Located approximately 2/10 of a mile east of State Road 55 on the south side of 240th Avenue, a/k/a 407 W. 240th Avenue in Cedar Creek Township.

Request: Variance of Use from the Unincorporated Lake County Zoning Ordinance, Sec. 4.1, Regulations for C-1 (Floodway Zone), no development may occur in any Special Flood Hazard Area (SFHA) classified as a floodway by Lake County Ordinance #2473

Purpose: To allow a second story residential building addition.

approved_____denied_____deferred_____vote_____

9. **23-V-36 BZA – Keith Sutton, Owner/Petitioner**
Located approximately 1/10 of a mile east of Grant Street (Indiana 55) on the north side of 124th Place, a/k/a 1500 W. 124th Place 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, 3,418 sq. ft. requested.

Purpose: To allow a 40' X 54' addition to an existing accessory building for personal use.

approved_____denied_____deferred_____vote_____

10. **23-V-37 BZA – Mary Hernandez, Owner/Petitioner**
Located at the southwest quadrant at the intersection of 77th Avenue and Ruth Street, a/k/a 14201 W. 77th Avenue in St. John Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Section 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. (288 square feet) on a property less than one acre.

approved_____denied_____deferred_____vote_____

11. 23-V-38 BZA – Jacob Powers, Owner/Petitioner

Located approximately 2/10 of a mile north of 101st Avenue on the east side of Kritzburg Street, a/k/a 9929 Kritzburg Street in St. John 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, 3,660 sq. ft. requested.

Purpose: To allow a 48' X 48' accessory building with a 24' X 48' second floor for and a 10' X 48' overhang for personal use.

approved_____denied_____deferred_____ vote_____

12. 23-V-39 BZA – Jacob Powers, 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, 22 ft. requested.

Purpose: To allow a two-story accessory building with an overall height of 22 ft.

approved_____denied_____deferred_____ vote_____