

**TENTATIVE AGENDA  
LAKE COUNTY BOARD OF ZONING APPEALS  
WEDNESDAY, JULY 17, 2024 – 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. **24-SE-04 BZA – Northwest Indiana Lighthouse Charter School, Owner/Petitioner**  
Located approximately 1/10 of a mile west of Grant Street on the south side of 141<sup>s</sup> Avenue in Calumet Township.  
  
**Request:** Special Exception from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 2, Agricultural and Residential Districts, Chapter 20, Principal Uses, Section A, Agricultural and Residential District Use table, Table 2-2, Schools, permitted by Special Exception in an R-3 One to Four Family Residential District.  
  
**Purpose:** To allow construction of a school administration building.

**2. 24-V-32 BZA – Larry Castongia, Owner/Petitioner**

Located at the southwest quadrant at the intersection of 171<sup>st</sup> Avenue and Mount Street, a/k/a 17102 Mount Street in Cedar Creek Township.

**Request:** A Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 9, Accessory Uses and Structures, Chapter 20, Detached Accessory Garages and Storage Buildings, Section E, Area and Height, Maximum Floor Area, 2,178 sq. ft. permitted, 2,352 sq. ft. requested .

**Purpose:** To allow a 42' X 56' accessory building for personal use.

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

**2. 24-V-33 BZA – Larry Castongia, Owner/Petitioner**

Located as above.

**Request:** A Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 9, Accessory Uses and Structures, Chapter 20, Detached Accessory Garages and Storage Buildings, Section E, Area and Height, Maximum Building Height, 20 ft. permitted, 21 ft. requested.

**Purpose:** To allow an accessory building with an overall height of 21 ft.

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

**3. 24-V-34 BZA – Michael R. Gilkerson, Owner/Petitioner**

Located approximately 4/10 of a mile south of 157<sup>th</sup> Avenue on the west side of Wicker Boulevard (U.S. 41), a/k/a 16006 Wicker Boulevard in West Creek Township.

**Request:** A Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 9, Accessory Uses and Structures, Chapter 20, Detached Accessory Garages and Storage Buildings, Section E, Area and Height, Maximum Floor Area, 2,178 sq. ft. permitted, 4,036 sq. ft. requested .

**Purpose:** To allow a 24' X 48' addition to an accessory building for personal use.

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

- 4. **24-V-35 BZA – Jesse Lindsay, Owner/Petitioner**  
Located approximately 1/10 of a mile south of 117<sup>th</sup> Avenue on the west side of Woodmar Place, a/k/a 11724 Woodmar Place in Hanover Township.

**Request:** A Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 9, Accessory Uses and Structures, Chapter 20, Detached Accessory Garages and Storage Buildings, Section E, Area and Height, Maximum Floor Area, 1,525 sq. ft. permitted, 1,632 sq. ft. requested .

**Purpose:** To allow a 20' X 40' accessory building with an 8' X 24' porch for personal use.

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

5. **24-V-36 BZA – Joe's Discount Tree & Stump Services, LLC, Owner and Mulder Real-Estate, LLC, Petitioner**  
Located approximately 1/2 of a mile north of 145<sup>th</sup> Avenue on the east side of US 231, a/k/a 5010 E. State Road 8 in Winfield Township.

**Request:** A Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 13, Parking, Chapter 120, Parking Area Design, Section F (1), Surfacing.

**Purpose:** To allow off street parking with asphalt millings.

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

6. **24-V-37 BZA – Joe's Discount Tree & Stump Services, LLC, Owner and Mulder Real-Estate, LLC, Petitioner**  
Located as above.

**Request:** A Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 14, Landscaping and Screening, Chapter 40 (B), Outdoor Storage and Work Area Screening.

**Purpose:** To waive the requirement for screening along the southern property line within 100 ft. of a residential district.

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

7. **24-V-38 BZA - Milburn E. Nelson Revocable Trust, Owner/Petitioner**  
Located at the southwest quadrant at the intersection of 93<sup>rd</sup> Avenue and Henry Street,  
a/k/a 14701 W. 93<sup>rd</sup> Avenue in St. John Township

**Request:** Variance from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 2, Agricultural and Residential District Chapter 154-2-030, Lot and Building Regulations, Sec. (B), Development Regulations, Table 2-3, lot and building regulations for conventional development in A-1 and R Districts, minimum lot width in an R-1 Zone without central sewer service, 120 ft required, 0 ft requested.

**Purpose:** To allow two proposed subdivision lots with 0 ft of frontage.

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