

**TENTATIVE AGENDA
LAKE COUNTY BOARD OF ZONING APPEALS
WEDNESDAY, SEPTEMBER 18, 2024 – 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. **24-UV-03 BZA – Samuel Lenting and Ainsley Vanoverloop, Owners and Nathan Vis, Petitioner**
Located approximately 2/10 of a mile south of W. 153rd Avenue on the east side of Ralston Place, a/k/a 15407 Ralston Place in Cedar Creek Township.

Request: A Variance of Use from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 12, Subdivision Design and Improvements, Chapter 10, General, Section I, Complete Subdivision Lots, No permits may be issued for construction or development except on complete subdivision lots, as approved by the Plan Commission.

Purpose: For the purpose of allowing construction of a single-family residence on less than a complete lot.

approved_____denied_____deferred_____ vote_____

2. **24-V-41 BZA – Alec Zandstra, Owner and Nathan Vis, Petitioner**

Located approximately one mile south of W. 151st Avenue on the west side of Chestnut Street, a/k/a 15708 Chestnut Street 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, 1,525 sq. ft. permitted, 4,280 sq. ft. requested .

Purpose: To allow a 60' X 64' accessory building for personal use.

approved_____denied_____deferred_____ vote_____

3. **24-V-42 BZA – Steve Andric Revocable Trust, Owner and Steve Andric, Petitioner**

Located approximately 1/10 of a mile south of W. 117th Avenue on the east side of US 41 (Wicker Blvd.), a/k/a 11735 Wicker 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, 2,178 sq. ft. permitted, 4,000 sq. ft. requested .

Purpose: To allow a 50' X 80' accessory building for personal use.

approved_____denied_____deferred_____ vote_____

4. **24-V-43 BZA – Steve Andric Revocable Trust, Owner and Steve Andric, 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, 22 ft. requested.

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

approved_____denied_____deferred_____ vote_____