

**TENTATIVE AGENDA
LAKE COUNTY BOARD OF ZONING APPEALS
WEDNESDAY, MARCH 17, 2021 – 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

1. 21-V-09 BZA – Joseph & Christine Nazimek, Owners and Joseph Nazimek, Petitioner
Located approximately 3/10 of a mile south of 109th Avenue (US 231) on the west side of Cline Avenue 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, 7,087 sq. ft. requested.

Purpose: To allow a 60' X 100' accessory building with a 287 sq. ft. overhang for personal use.

approved____denied____deferred____ vote_____

2. 21-V-10 BZA – Joseph & Christine Nazimek, Owners and Joseph Nazimek, 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, 27 ft. requested.

Purpose: To allow an accessory building with an overall height of 27 ft.

approved____denied____deferred____ vote_____

VIII. New Business

1. 21-V-14 BZA – Jim Sewell, Owner and Floyd Mowry, Petitioner

Located approximately 3/10 of a mile east of Iowa Street on the south side of 139th Avenue a/k/a 2811 E. 139th Avenue in Center 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, 2,800 sq. ft. requested.

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

approved_____denied_____deferred_____ vote_____

2. 21-V-15 BZA – Jim Sewell, Owner and Floyd Mowry, 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 front yard.

approved_____denied_____deferred_____ vote_____

3. 21-V-16 BZA – Jeff Evorik, Owner/Petitioner

Located approximately 1/10 of a mile north of 153rd Avenue on the east side of Durbin Street a/k/a 15207 Durbin Street in Cedar Creek 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, 1,920 sq. ft. requested.

Purpose: To allow a 30' X 40' accessory building with a 8' X 40' overhang for personal use.

approved_____denied_____deferred_____ vote_____

4. 21-V-17 BZA – Jeff Evorik, 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, 18 ft. requested.

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

approved_____denied_____deferred_____ vote_____

5. **21-V-18 BZA – Ronna Lukasik-Rosenbaum, Owner/Petitioner**
Located approximately one mile south of 169th Avenue on the east side of State Line Road a/k/a 17373 State Line Road in West Creek Township.

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_____

6. **21-UV-01 BZA – Jeffery A. & Sharon K. Burke, Owners and Delores & Christopher Koonce, Petitioners**
Located approximately 2/10 of a mile west of Clark Street on the south side of Vasa Terrace in Cedar Creek Township

Request: Variance of Use from the Unincorporated Lake County Zoning Ordinance, Sec. 2.2 Definitions, Accessory Building without a main residence.

Purpose: To allow an accessory building on a lot without a main residence.

approved_____ denied_____ deferred_____ vote_____

7. **21-V-19 BZA – Jeffery A. & Sharon K. Burke, Owners and Delores & Christopher Koonce, 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, 1,200 sq. ft. requested.

Purpose: To allow a 30' X 40' accessory building for personal use.

approved_____ denied_____ deferred_____ vote_____

8. **21-V-20 BZA – Titan Masonry Enterprises, Inc., Owner and Sam Pavesich, Petitioner**
Located approximately 4/10 of a mile south of 113th Avenue on the east side of State Line Road a/k/a 11569 State Line Road 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, 4,800 sq. ft. requested.

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

approved_____ denied_____ deferred_____ vote_____

9. **21-V-21 BZA – Titan Masonry Enterprises, Inc., Owner and Sam Pavesich, 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, up to 30 ft. requested.

Purpose: To allow an accessory building with an overall height of up to 30 ft.

approved_____denied_____deferred_____vote_____

10. **21-V-22 BZA – Angel P. & Lourdes Ruiz, Owners and Lake County Planning and Building Department, Petitioner**

Located at the southeast quadrant at the intersection of 241st Avenue and White Oak a/k/a 12737 W. 241st Avenue in West Creek Township.

Request: Variance from the Ordinance for Flood Hazard Areas for Unincorporated Lake County, Indiana, Ordinance No. 2473

Purpose: To allow an existing accessory building below the required flood protection grade.

approved_____denied_____deferred_____vote_____

11. **21-V-23 BZA – Henry E. & Meagan Ipema III, Owners and Lake County Planning and Building Department, Petitioner**

Located approximately ½ mile east of Colfax Street on the north side of 221st Avenue a/k/a 5706 W. 221st Avenue in Cedar Creek Township.

Request: Variance from the Ordinance for Flood Hazard Areas for Unincorporated Lake County, Indiana, Ordinance No. 2473

Purpose: To allow an existing residence that satisfies the required flood protection grade elevations, but does not address elevations of the crawl space or mechanicals in the crawlspace.

approved_____denied_____deferred_____vote_____