

**TENTATIVE AGENDA
LAKE COUNTY BOARD OF ZONING APPEALS
WEDNESDAY, APRIL 21, 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-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.

3/17/2021 Deferred by Staff.

approved_____denied_____deferred_____ vote_____

2. 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.

3/21/2021 Deferred by Staff

approved_____denied_____deferred_____ vote_____

VIII. New Business

1. 21-SE-01 PC – Hegan Ventures, LLC, Owner and Crossroads Young Men’s Christian Association, Inc., Petitioner

Located Approximately 3/10 of a mile west of Chase Street on the north side of 133rd Avenue a/k/a 3838 W. 133rd Avenue in Center Township.

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

Purpose: To allow a YMCA Youth Camp.

approved_____denied_____deferred_____ vote_____

2. 21-V-24 BZA – Lewis Marroulis, Owner and Linda Marroulis, Petitioner

Located approximately ½ of a mile north of 205th Avenue on the west side of Colfax Street a/k/a 20108 Colfax 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, 2,160 sq. ft. requested.

Purpose: To allow a 24' X 32' accessory building for personal use.

approved_____denied_____deferred_____ vote_____

3. 21-V-25 BZA – Joshua R. Ellwell, Owner/Petitioner

Located approximately ½ of a mile west of White Oak on the north side of 165th Avenue a/k/a 13500 W. 165th Avenue in West 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 yard.

approved_____ denied_____ deferred_____ vote_____

4. 21-V-26 BZA – Michael A. Cuevas, Owner/Petitioner

Located approximately 2/10 of a mile north of Main Street on the west side of Lake View Drive a/k/a 535 S. Lakeview Drive in Cedar Creek Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 5.1 (D) (5), Side Yards, minimum size each 6 ft. required, 3.34 ft. requested.

Purpose: To allow a proposed residence with a side yard setback of 3.34 ft. in an R-2 (One-Family) Zone.

approved_____ denied_____ deferred_____ vote_____

5. 21-V-27 BZA – Kirk and Jessica Bult, Owners/Petitioners

Located approximately 2/10 of a mile west of Clay Street on the north side of 157th Avenue a/k/a 4410 E. 157th Avenue in Eagle Creek Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (1), Accessory Building, 1,509 sq. ft. permitted, 4,094 sq. ft. requested.

Purpose: To allow a 48' X 64' accessory building with a 8' X 16' overhang for personal use.

approved_____ denied_____ deferred_____ vote_____

6. 21-V-28 BZA – Kirk and Jessica Bult, Owners/Petitioners

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 ft. requested.

Purpose: To allow an accessory building with an overall height of 24 ft.

approved_____ denied_____ deferred_____ vote_____