

AGENDA
LAKE COUNTY BOARD OF ZONING APPEALS
WEDNESDAY, MAY 17, 2023 – 6:00 P.M.
TENTATIVE

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 153rd 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-SE-05 PC – Crown Point Community School Corporation, Owner/Petitioner
Located approximately 3/10 of a mile south of 129th Avenue on the west side of Montgomery Street a/k/a 13126 & 13128 Montgomery Street in Winfield Township.

Request: Revision to Special Exception from the Unincorporated Lake County Zoning Ordinance, Sec. 2.10 (A) (3), Educational Institution.

Purpose: To allow a revision to a Special Exception for an addition and improvements to Winfield Elementary School.

approved_____ denied_____ deferred_____ vote_____

3. **23-V-27 BZA – Diane Rogers, Owner/Petitioner**
Located approximately 4/10 of a mile west of Calumet on the south side of 103rd Lane, a/k/a 14907 W. 103rd Lane in Hanover 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 30 ft. building setback line by 17 ft., leaving a setback of 13 ft. along Towle Street.

approved _____ denied _____ deferred _____ vote _____

4. **23-V-30 BZA – Dean Walker, Owner/Petitioner**
Located approximately 1/10 of a mile south of 163rd Avenue on the east side of Harrison Street, a/k/a 16371 Harrison 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, 1,620 sq. ft. requested.

Purpose: To allow a 25' X 36' accessory building for personal use.

approved _____ denied _____ deferred _____ vote _____

5. **23-V-31 BZA – Watson Family Trust-William E. Watson, Owner and Brittani M. Lis, Petitioner**
Located approximately 7/10 of a mile north of 93rd Avenue on the east and west side of Fairbanks Street, a/k/a 8700 Fairbanks Street in St. John Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 5.1 (D) (2), Minimum Lot Width (Road/Street Frontage), 165 ft. required, 50 ft. requested.

Purpose: To allow for a proposed subdivision lot with 50 ft. of frontage.

approved _____ denied _____ deferred _____ vote _____

6. **23-V-32 BZA – Marija Topalovic, Owner and Midgett Concrete and Construction, Petitioner**
Located approximately 2/10 of a mile west of U.S. 41 (Wicker Boulevard) on the south side of 143rd Avenue, a/k/a 11421 W. 143rd Avenue in Hanover Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (1), Accessory Building, 1,590 sq. ft. permitted, 2,280 sq. ft. requested.

Purpose: To allow a 30' X 56' accessory building for personal use.

approved _____ denied _____ deferred _____ vote _____