

**TENTATIVE AGENDA
LAKE COUNTY BOARD OF ZONING APPEALS
WEDNESDAY, MARCH 20, 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-V-06 BZA – Rick and Amy Cox, Owners and Modern Building Contractors, LLC, Petitioner

Located approximately 6/10 of a mile east of Indiana 55 (Grant Street) on the north side of 137th Avenue, a/k/a 842 W. 137th Avenue in Center Township.

Request: Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 16, Sec. 20 (C) (2), Residential Fences, fences and walls up to 3.5 feet in height are permitted in street yard areas, but they may not be located within existing or planned street rights-of-way.

Purpose: To allow a residential fence in the street yard area with a height of 6 ft.

approved_____ denied_____ deferred_____ vote_____

2. **24-V-07 BZA – Michael Kralovec, Owner/Petitioner**

Located at the southwest quadrant at the intersection of 88th Avenue and Sheffield Street, a/k/a 8850 Sheffield Street in St. John Township.

Request: Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 2 Agricultural and Residential Districts, Chapter 30, Lot and Building Regulations, Section B, Conventional Building Regulations, Table 2-3, Maximum Building Height in a R-3 Zone (One to Four Family Zone), 25 ft. permitted, 33 ft. Requested.

Purpose: To allow an accessory building with an overall height of 33 ft. for personal use only.

approved _____ denied _____ deferred _____ vote _____

3. **24-V-08 BZA – Pete Manthe, Owner/Petitioner**

Located approximately 2/10 of a mile north of 85th Avenue on the east side of Cline Street, a/k/a 8373 Cline Street in St. John Township.

Request: 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 B, Rear Yard Only

Purpose: To allow an accessory building in the side-yard for personal use only.

approved _____ denied _____ deferred _____ vote _____