

**TENTATIVE AGENDA  
LAKE COUNTY BOARD OF ZONING APPEALS  
WEDNESDAY, APRIL 20, 2016 – 6:00 P.M.**

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**I. Meeting called to order**

**II. Pledge of Allegiance**

**III. Emergency exit announcement.** In case of an emergency, exit the Commissioner’s Courtroom, 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**

**VII. New Business**

**1. 16-V-23 BZA - Marc Varner, Owner/Petitioner**

Located approximately 6/10 of a mile east of US 41 (Wicker Boulevard) on the north side of 117th Avenue, a/k/a 10212 W. 117th 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, 2,776 sq. ft. requested.

**Purpose:** To allow a 34' by 64' accessory building for personal use.

approved\_\_\_\_ denied\_\_\_\_ deferred\_\_\_\_ vote\_\_\_\_

**2. 16-V-24 BZA - Marc Varner, 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, 19 ft. requested.

**Purpose:** To allow an accessory building with an overall height of 19 ft.

approved\_\_\_\_ denied\_\_\_\_ deferred\_\_\_\_ vote\_\_\_\_

**3. 16-V-25 BZA - Jonathan W. Kerr, Owner/Petitioner**

Located at the southeast quadrant at the intersection at 123rd Avenue and Spencer Place, a/k/a 8546 E. 123rd Place in Winfield Township.

**Request:** Variance from Development Standard from the Unincorporated Lake County Zoning Ordinance, Sec. 9.6 (B), Residential Fences, 3 ½ ft. permitted, 6 ft. requested and Sec. 2.7 (I) (3) 30-foot setback required zero setback requested and 2.7 (I) (2) 50-foot setback required five (5) foot setback requested.

**Purpose:** To allow a 6 ft. high fence in the front yard with a zero setback off Spencer Place and a 5-foot setback off 123<sup>rd</sup> Avenue.

approved\_\_\_\_ denied\_\_\_\_ deferred\_\_\_\_ vote\_\_\_\_

**4. 16-V-26 BZA - Nate Whitaker, Owner and Eric Goetz Master Builder, Inc., Petitioner**

Located approximately 6/10 of a mile south of 117th Avenue on the east side of McCook Street, a/k/a 12016 McCook Street in Hanover Township.

**Request:** Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (B), Accessory Building, 1,014 sq. ft. permitted, 1,600 sq. ft. requested.

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

approved\_\_\_\_ denied\_\_\_\_ deferred\_\_\_\_ vote\_\_\_\_

5. **16-V-27 BZA - Nate Whitaker, Owner and Eric Goetz Master Builder, Inc., 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\_\_\_\_\_

6. **16-V-28 BZA - Hawthorne Ridge Development, LLC, Owner/Petitioner**

Located approximately 2/10 of a mile west of Wicker Boulevard (US 41) on the south side of 121st Place in Hanover Township.

**Request:** Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 5.1 (D) (2) Minimum Lot Width 100-feet required, 60-feet and zero requested and Sec. 10.1 (C) (1), Adequate frontage on an improved street maintained by the County Highway Department to allow

**Purpose:** To allow two (2) proposed subdivision lots with 60 ft. and zero feet of frontage.

approved\_\_\_\_\_ denied\_\_\_\_\_ deferred\_\_\_\_\_ vote\_\_\_\_\_

7. **16-V-29 BZA - Paul Thomas, Owner/Petitioner**

Located approximately 9/10 of a mile east of Colfax Street on the north side of 45th Avenue, a/k/a 4806 W. 45th Avenue in Calumet 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, 1,920 sq. ft. requested.

**Purpose:** To allow a 30' x 40' pole barn for personal use.

approved\_\_\_\_\_ denied\_\_\_\_\_ deferred\_\_\_\_\_ vote\_\_\_\_\_

**8. 16-SE-02 BZA - Tri-Creek School Corporation, Owner and Midwest Wind & Solar, Petitioner**

Located approximately ½ mile north of Belshaw Road on the west side of Cline, a/k/a 19290 Cline in West Creek Township.

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

**Purpose:** To install a small educational wind turbine.

favorable\_\_\_\_\_ unfavorable\_\_\_\_\_ deferred\_\_\_\_\_ vote\_\_\_\_\_