

**TENTATIVE AGENDA
LAKE COUNTY BOARD OF ZONING APPEALS
WEDNESDAY, JANUARY 18, 2017 – 6:00 P.M.**

I. Meeting called to order

II. Pledge of Allegiance

III. Emergency exit announcement. In case of an emergency, exit the Commissioner's 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

1. 16-SE-08 BZA - Winfield Civil Township, Owner and Larry Cope, Petitioner

Located approximately 7/10 of a mile west of Grand Boulevard on the north side of 145th Avenue, a/k/a 5524 E. 145th Avenue in Winfield Township.

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

Purpose: A revision to Special Exception to allow a covered open-air pavilion.

12/14/16: Deferred 30 days by Plan Commission

approved____ denied____ deferred____ vote____

VIII. New Business

1. 17-V-01 BZA - John Baaske, Owner/Petitioner

Located approximately 7/10 of a mile south of 101st Avenue on the east side of State Line Road, a/k/a 10683 State Line Road in Hanover Township.

Request: Variance from the Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (1), Accessory Building, 1,590 sq. ft. permitted, 7,720 sq. ft. requested.

Purpose: To allow a 50' x 80' pole barn and a 10' x 12' green house for personal use.

approved____ denied____ deferred____ vote____

2. 17-V-02 BZA - John Baaske, Owner/Petitioner

Located as above.

Request: Variance from the Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (B), Maximum Building Height, 16 ft. permitted, 24 ft. requested.

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

approved____ denied____ deferred____ vote____

3. 17-V-03 BZA - John Baaske, Owner/Petitioner

Located as above.

Request: Variance from the Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 5.1 (D) (6), Rear Yard Setback, 20% (169 ft.) required, 9% (76 ft.) requested.

Purpose: To allow a single family residence with 9% of the lot depth (76 ft.) rear yard setback.

approved____ denied____ deferred____ vote____

4. 17-SE-01 BZA - Victoria Karius, Owner/Petitioner

Located approximately 4/10 of a mile east of Grand Boulevard on the north side of 145th Avenue, a/k/a 7010 E. 145th Avenue in Winfield Township.

Request: Special Exception from the Unincorporated Lake County Zoning Ordinance, Sec. 2.10 (A) Revision of a Special Exception and Sec. 5.1 (C) (2) (d) Revision of a Riding Academy or Commercial Stable in an A-1 (Agricultural Zone).

Purpose: To allow an addition to existing residence.

approved____ denied____ deferred____ vote____

5. 17-V-04 BZA - Dave Joslyn, Owner/Petitioner

Located approximately 3/10 of a mile south of 141st Avenue on the west side of Reeder Road, a/k/a 14352 Reeder Road in Center Township.

Request: Variance from the Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (1), Accessory Building, 1,814 sq. ft. permitted, 3,392 sq. ft. requested.

Purpose: To allow a 34' x 40' addition to existing accessory structure.

approved____ denied____ deferred____ vote____

6. 17-V-05 BZA - Randall and Edith Pederson, Owners/Petitioners

Located approximately 2/10 of a mile north of 93rd Avenue on the east side of Sheffield, a/k/a 9131 Sheffield in St. John Township.

Request: Variance from the Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (1), Accessory Building, 1,302 sq. ft. permitted, 2,225 sq. ft. requested.

Purpose: To allow a 48' x 32' accessory building for personal use.

approved____ denied____ deferred____ vote____

7. **17-V-06 BZA - Randall and Edith Pederson, Owners/Petitioners**

Located as above.

Request: Variance from the Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (B), Maximum Building Height, 16 ft. permitted, 26 ft. requested.

Purpose: To allow an accessory building with an overall height of 26 ft.

approved_____ denied_____ deferred_____ vote_____

8. **17-V-07 BZA - Randall and Edith Pederson, Owners/Petitioners**

Located as above.

Request: Variance from the 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/side yard.

approved_____ denied_____ deferred_____ vote_____

9. **17-V-08 BZA - Edward & Katherine Massei, Owners/Petitioners**

Located approximately 4/10 of a mile south of 145th Avenue on the west side of Sheffield, a/k/a 14920 Sheffield in St. John Township.

Request: Variance from the Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (1), Accessory Building, 1,814 sq. ft. permitted, 3,521 sq. ft. requested.

Purpose: To allow a 48' x 64' pole barn for personal storage.

approved_____ denied_____ deferred_____ vote_____

10. 17-V-09 BZA - Edward & Katherine Massei, Owners/Petitioners

Located as above.

Request: Variance from the Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (2), Maximum Building Height, 18 ft. permitted, 21 ft. requested.

Purpose: To allow an accessory building with an overall height of 21 ft.

approved_____ denied_____ deferred_____ vote_____

11. 17-V-11 BZA - Nathan & Stacy Swentko, Owners/Petitioners

Located approximately 4/10 of a mile east of Broadway on the north side of 173rd Avenue, a/k/a 750 E. 173rd Avenue in Eagle Creek Township.

Request: Variance from the Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 5.1 (D) (1), footnote (2) (1) Adequate lot frontage on a dedicated, improved public road at least 18 ft.wide and at least gravel required.

Purpose: To allow a one (1) lot subdivision on an existing 15 ft. wide street.

approved_____ denied_____ deferred_____ vote_____

12. 17-V-12 BZA - Michael Unrath, Owner/Petitioner

Located approximately 1 mile north of 197th Avenue on the west side of Delaware, a/k/a 18908 Delaware in West Creek Township.

Request: Variance from the Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (1) Accessory Building, 1,302 sq. ft. permitted, 2,928 sq. ft. requested.

Purpose: To allow a 32' x 72' pole barn for personal use.

approved_____ denied_____ deferred_____ vote_____

13. 17-V-13 BZA - Michael Unrath, Owner/Petitioner

Located as above.

Request: Variance from the Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (B) Maximum Building Height, 16 ft. permitted, 20 ft. requested.

Purpose: To allow an accessory building with an overall height of 20 ft.

approved____ denied____ deferred____ vote____

14. 17-UV-01 BZA - Indiana Land Trust Company, Trust #5240, Owner and View Outdoor Advertising, Petitioner

Located approximately 5/10 of a mile south of 181st Avenue (State Road 2) on the west side of Clay Street in Eagle Creek Township.

Request: Variance of Use from the Unincorporated Lake County Zoning Ordinance Sec. 8.3 (B), CDD (Conditional Development District) Permitted Uses.

Purpose: To allow advertising structures in a CDD (Conditional Development District).

approved____ denied____ deferred____ vote____

15. 17-V-14 BZA - Larry T. Huber, Owner/Petitioner

Located approximately 1 mile south of 61st Avenue on the east side of Broad Street, a/k/a 1719 Broad Street in St. John Township.

Request: Variance from the 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____