

**TENTATIVE AGENDA
LAKE COUNTY BOARD OF ZONING APPEALS
WEDNESDAY, OCTOBER 20, 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**
- VIII. New Business**

- 1. 21-SE-05 PC – Indiana State Police, Owner and Pepper Construction Company of Indiana LLC, Petitioner**
Located at the northwest quadrant at the intersection of State Road 2 (181st Avenue) and Mississippi Street, a/k/a 1550 E. 181st Avenue in Eagle Creek Township.

Request: Special Exception from the Unincorporated Lake County Zoning Ordinance, Sec. 2.10 (A) (6), Public Service.

Purpose: To allow an Indiana State Police Post expansion and Forensics Laboratory.

approved_____ denied_____ deferred_____ vote_____

- 2. 21-V-74 BZA – Jeff Gawlinski, Owner/Petitioner**
Located approximately one mile west of Chase Street on the south side of 133rd Avenue, a/ka 4419 W. 133rd Avenue in Center 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, 2,425 sq. ft. requested.

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

approved_____ denied_____ deferred_____ vote_____

3. **21-V-75 BZA – Bridjet Steigerwald, Owner and Jacqueline Rakes Curtis, Petitioner**
Located approximately 4/10 of a mile north of 161st Avenue on the east side of Lakeview Drive, a/k/a 627 S. Lakeview Drive in Cedar Creek Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 2.9 (A) (2), Recorded Lots Less than Minimum Area.

Purpose: To allow for a residence on a recorded lot that is 33.678 ft. wide at the building line, when 40 ft. in width is required.

approved_____ denied_____ deferred_____ vote_____

4. **21-V-76 BZA – Lynn A. Palfi and Anthony Palfi, Jr., Owners/Petitioners**
Located approximately 2/10 of a mile east of Cline on the north side of 245th Avenue, a/k/a 7704 W. 245th Avenue 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, 2,416 sq. ft. requested.

Purpose: To allow a 42' X 48' accessory building for personal use.

approved_____ denied_____ deferred_____ vote_____

5. **21-V-77 BZA – Judith Harrison, Owner/Petitioner**
Located approximately 3/10 of a mile east of State Road 55 (Harrison St.) on the north side of Island Drive in Cedar Creek Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 4.2, Development in a Special Flood Hazard Area (SFHA).

Purpose: To allow construction of a residence in a Flood Fringe Zone.

approved_____ denied_____ deferred_____ vote_____

6. **21-V-78 BZA – Josh Meadows, Owner/Petitioner**
Located approximately one mile south of 109th Avenue (US 231) on the east side of West Valley Drive, a/k/a 11691 West Valley Drive in Center 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 6 ft. fence to encroach the 75 ft. building setback line by 60 ft., leaving a setback of 15 ft. from the western property line

approved_____ denied_____ deferred_____ vote_____