

**TENTATIVE AGENDA
LAKE COUNTY BOARD OF ZONING APPEALS
WEDNESDAY, NOVEMBER 17, 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**
- IX. New Business**

1. 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_____

2. 21-V-79 BZA – Emerald Crossing Development LLC, Owner and Olthof Homes - Ed Recktenwell, Petitioner

Located at the northeast quadrant at the intersection of State Line Road and 101st Place, a/k/a 15750 W. 101st Avenue & 15746 W. 101st Avenue in Hanover Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 2.7 (I) (3), Minimum Setback, 30-feet permitted, 22.5-feet requested.

Purpose: To allow a proposed duplex to encroach the platted 30 ft. building line along Stateline Road by 7.5 ft., leaving a 22.5 ft. setback off the western property line.

approved_____ denied_____ deferred_____ vote_____

3. 21-V-80 BZA – Michael J. Eberhardt, Owner/Petitioner

Located approximately one mile south of 109th Avenue (US 231) on the west side of Parrish Avenue, a/k/a 11636 Parrish Avenue in Hanover 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, 1,700 sq. ft. requested.

Purpose: To allow a 24' X 36' accessory building for personal use.

approved_____ denied_____ deferred_____ vote_____

4. 21-V-81 BZA – Michael J. Eberhardt, Owner/Petitioner

Located as above.

Request: Variance from 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 side yard.

approved_____ denied_____ deferred_____ vote_____

5. 21-V-82 BZA – Glen Scheeringa, Owner/Petitioner

Located approximately 3/10 of a mile south of Avenue H on the east side of Cline Street a/k/a 1209 S. Cline Street in St. John Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 5.1 (D) (1), Minimum Lot Width (Road/Street Frontage), 100 ft. required, 66.01 ft. requested

Purpose: To allow for a proposed subdivision lot with 66.01 ft. of lot width.

approved_____ denied_____ deferred_____ vote_____

6. 21-V-83 BZA – Thomas R. Streeter, Owner and McMahon Associates, Inc., Petitioner

Located approximately 3/10 of a mile west of US 41 (Wicker Blvd.) on the north side of 185th Avenue, a/k/a 11702 W. 185th Avenue in West Creek Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (1), Accessory Building, 1,814 sq. ft. permitted, 3,907 sq. ft. requested.

Purpose: To allow multiple existing outbuildings for personal use.

approved_____denied_____deferred_____vote_____

7. 21-V-84 BZA – Daniel DiNino, Owner/Petitioner

Located at the northwest quadrant at the intersection of 90th Avenue and Dallas Place, a/k/a 8996 Dallas Place in St. John 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 30 ft. building setback line by 30 ft., leaving a setback of 0 ft. from the southern property line.

approved_____denied_____deferred_____vote_____

8. 21-V-85 BZA – Steve Andric Revocable Trust, Owner and Steve Andric, Petitioner

Located approximately 1/10 of a mile south of 117th Avenue on the east side of US 41 (Wicker Blvd) in Hanover 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, 4,000 sq. ft. requested.

Purpose: To allow a 50' X 80' accessory building for personal use.

approved_____denied_____deferred_____vote_____

9. 21-V-86 BZA – Steve Andric Revocable Trust, Owner and Steve Andric, 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, 22 ft. requested.

Purpose: To allow an accessory building with an overall height of 22 ft.

approved_____denied_____deferred_____vote_____