

**TENTATIVE AGENDA
LAKE COUNTY BOARD OF ZONING APPEALS
WEDNESDAY, SEPTEMBER 21, 2022 – 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**

1. 22-V-12 BZA – Christopher Brall, Owner/Petitioner
Located approximately 9/10 of a mile south of 117th Avenue on the east side of Cline Street, a/k/a 12319 Cline Street in Center Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 2.7 (l) (2), Minimum Setback, 50-feet required from the edge of proposed right-of-way, 0-feet requested.

Purpose: To allow an attached garage and porch addition to encroach the required building setback along Cline Avenue.

2/16/2022 Deferred to May 18, 2022 by the Board of Zoning Appeals.
6/15/2022 Deferred by Board of Zoning Appeals.
7/20/2022 Deferred by Board of Zoning Appeals.
8/17/2022 Deferred by Board of Zoning Appeals.

approved_____ denied_____ deferred_____ vote_____

VIII. New Business

1. 22-SE-07 PC – Michael Neubauer, Owner/Petitioner

Located approximately 2/10 of a mile east of Iowa Street on the north side of 139th Avenue, a/k/a 2802 E. 129th Avenue in Center Township.

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

Purpose: To allow a recreational vehicle park.

approved_____denied_____deferred_____ vote_____

2. 22-V- 62 BZA – Tom Donovan, Owner/Petitioner

Located approximately 1/2 mile north of 133rd Avenue on the west side of Clark Street, a/k/a 12814 Clark Street in Center 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, 3,300 sq. ft. requested.

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

approved_____denied_____deferred_____ vote_____

3. 22-V- 63 BZA – Tom Donovan, 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, 20 ft. requested.

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

approved_____denied_____deferred_____ vote_____

4. 22-V- 75 BZA – Peter J. Green, Owner/Petitioner

Located approximately 3/10 of a mile west of Morse Street on the north side of 155th Avenue, a/k/a 7808 W. 155th Avenue in Cedar Creek Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (1), Accessory Building, 1,590 sq. ft. permitted, 2,328 sq. ft. requested.

Purpose: To allow a 36' X 48' accessory building for personal use.

approved_____denied_____deferred_____ vote_____

5. 22-V-76 BZA – Peter J. Green, 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, 20 ft. requested.

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

approved_____ denied_____ deferred_____ vote_____

6. 22-V-77 BZA – Peter J. Green, 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 front yard.

approved_____ denied_____ deferred_____ vote_____

7. 22-V- 78 BZA – Allen Tomlin, Owner/Petitioner

Located approximately 4/10 of a mile north of 109th Avenue on the east side of Sherman Street, a/k/a 10645 Sherman Street 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, 1,971 sq. ft. requested.

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

approved_____ denied_____ deferred_____ vote_____

8. 22-V-79 BZA – Wendi Holleman, Owner and Jim Holleman, Petitioner

Located approximately 7/10 of a mile west of White Oak on the east side of 132nd Place, a/k/a 13977 W. 132nd Place 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, 2,248 sq. ft. requested.

Purpose: To allow a 36' X 48' accessory building for personal use.

approved_____ denied_____ deferred_____ vote_____

9. 22-V-80 BZA – Wendi Holleman, Owner and Jim Holleman, 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, 20 ft. requested.

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

approved_____ denied_____ deferred_____ vote_____

10. 22-V-81 BZA– Wendi Holleman, Owner and Jim Holleman, 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 front/side yard.

approved_____ denied_____ deferred_____ vote_____

11. 22-V-82 BZA – Erin Dobis, Owner/Petitioner

Located approximately 1/10 of a mile east of Grant street on the south side of 129th Avenue, a/k/a 1413 W. 129th 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, 1,828 sq. ft. requested.

Purpose: To allow a 30’ X 40’ accessory building with a 6’ X 10’ lean-to for personal use.

approved_____ denied_____ deferred_____ vote_____

12. 22-V-83 BZA – Erin Dobis, 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, 21 ft. 7 in. requested.

Purpose: To allow an accessory building with an overall height of 21 ft. 7 in.

approved_____ denied_____ deferred_____ vote_____

13. 22-V-84 BZA – Kyle Bruce, Owner and Renee Bruce, Petitioner

Located at the southeast quadrant at the intersection of 219th Avenue and US 41 (Wicker Blvd.), a/k/a 11003 W. 219th Avenue in West Creek Township.

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

Purpose: To allow an agricultural pole barn in a Flood Fringe Zone.

approved_____ denied_____ deferred_____ vote_____