

**TENTATIVE AGENDA
LAKE COUNTY BOARD OF ZONING APPEALS
WEDNESDAY, APRIL 17, 2024 – 6:00 P.M.**

- I. **Meeting called to order**
- II. **Pledge of Allegiance**
- III. **Emergency exit announcement:** In case of an emergency, exit the Commissioners' 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**
- VIII. **New Business**

- 1. **24-V-09 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 Unified Development Ordinance Title 154, Article 2, Agricultural and Residential Districts, Chapter 30, Lot and Building Regulations, Sec. (B), Conventional Development Regulations, Table 2-3, lot and building regulations for conventional development in R-3 Districts, Minimum Interior Side Setback, 6 ft. required in an R-3 Zone, 5 ft. requested.

Purpose: To allow a residence with a 5 ft. building setback.

approved_____ denied_____ deferred_____ vote_____

2. 24-V-10 BZA – Daniel Mateja, Owner/Petitioner
Located at the southwest quadrant at the intersection of 89th Avenue and Edison Street, a/ka 8920 Edison Street in St. John Township.

Request: Variance from Development Standards from Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 16, Additional Regulations of General Applicability, Chapter 20, Fences and Walls, Section (C) (2), fences and walls up to 3.5 feet in height are permitted in street yard areas, but they may not be located within existing or planned street rights-of-way.

Purpose: To allow a residential fence in the street yard area with a height of 6 ft.

approved_____ denied_____ deferred_____ vote_____

3. 24-V-11 BZA – Brian Wirtz, Owner/Petitioner
Located approximately 1/10 of a mile north of 159th Avenue on the east side of West Lakeview Drive, a/k/a 295 W. Lakeview Drive in Cedar Creek Township.

Request: A Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 9, Accessory Uses and Structures, Chapter 20, Detached Accessory Garages and Storage Buildings, Section E, Area and Height, Maximum Floor Area, 1,014 sq. ft. permitted, 1,200 sq. ft. requested .

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

approved_____ denied_____ deferred_____ vote_____

4. 24-V-12 BZA – Brian Wirtz, Owner/Petitioner
Located as above.

Request: A Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 9, Accessory Uses and Structures, Chapter 20, Detached Accessory Garages and Storage Buildings, Section E, Area and Height, Maximum Building Height, 18 ft. permitted, 21 ft. 8 in. requested.

Purpose: To allow an accessory building with an overall height of 21 ft. 8 in.

approved_____ denied_____ deferred_____ vote_____

5. 23-V-13 BZA – Brian Wirtz, Owner/Petitioner

Located as above.

Request: A Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 9, Accessory Uses and Structures, Chapter 20, Detached Accessory Garages and Storage Buildings, Section B, Rear Yard Only.

Purpose: To allow an accessory building in the front yard.

approved_____ denied_____ deferred_____ vote_____

6. 24-V-14 BZA – Hilary Raab, Owner and Price Point Builders, LLC, Petitioner

Located approximately 1/2 mile west of Marshall Street on the north side of 133rd Avenue, a/k/a 3608 W. 133rd Avenue in Center Township.

Request: A Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 9, Accessory Uses and Structures, Chapter 20, Detached Accessory Garages and Storage Buildings, Section E, Area and Height, Maximum Floor Area, 1,525 sq. ft. permitted, 11,467 sq. ft. requested .

Purpose: To allow a 28' X 90' addition to an existing accessory building for personal use.

approved_____ denied_____ deferred_____ vote_____

7. 24-V-15 BZA – Ross Rispens (C/O Vis Law), Owner and Nathan Vis, Petitioner

Located approximately 1/2 mile west of Burr Street on the south side of Fathke Road, a/k/a 1124 Fathke Road in Center Township.

Request: A Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 9, Accessory Uses and Structures, Chapter 40, Secondary Suites, Section I, Size, the floor area of a secondary suite may not exceed 49% of the floor area of the principal dwelling unit or 580 square feet, whichever is less.

Purpose: To allow a 1,920 square foot secondary suite.

approved_____ denied_____ deferred_____ vote_____