

**AGENDA**  
**LAKE COUNTY BOARD OF ZONING APPEALS**  
**WEDNESDAY, May 20, 2026 – 6:30 P.M.**

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**MEETING CAN BE VIEWED BY GOING TO LAKECOUNTYIN.GOV**

- 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. 26-SE-03 BZA – Minerva Moya, Owner/Petitioner**  
Located approximately 8/10 of a mile south of W. 197<sup>th</sup> Avenue on the east side of State Line Road, a/k/a 20407 State Line Road in West Creek Township.

**Request:** Special Exception from the Unincorporated Lake County Unified Development Ordinance, Title 154, Article 2, Agricultural and Residential Districts, Chapter 20, Principal Uses, (A), Agricultural and Residential District Use Table 2-2: Agricultural and Residential District Use Regulations; Agritourism permitted in an A-1 (Agricultural Zone) by Special Exception.

**Purpose:** To allow Agritourism-Agritainment uses.

approved \_\_\_\_\_ denied \_\_\_\_\_ deferred \_\_\_\_\_ vote \_\_\_\_\_

2. **26-V-03 BZA – Elliott and Milagros Pedroza, Owners/Petitioners**  
Located approximately ½ of a mile south of E. 61<sup>st</sup> Avenue on the west side of South County Line Road, a/k/a 6490 South County Line Road in Ross Township.

**Request:** 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, 2,900 sq. ft. requested.

**Purpose:** To allow a 70' X 40' accessory building for personal use.

approved\_\_\_\_\_denied\_\_\_\_\_deferred\_\_\_\_\_ vote\_\_\_\_\_

3. **26-UV-03 BZA – Randall and Denise Hollis, Owners/Petitioners**  
Located approximately 4/10 of a mile south of W. 153<sup>rd</sup> Avenue on the west side of Island Drive, a/k/a 285 Island Drive in Cedar Creek Township.

**Request:** Variance of Use from the Unincorporated Lake County Unified Development Ordinance, Title 154, Article 16, Additional Regulations of General Applicability; Chapter 10, Development in a Floodplain, Section A, Floodway.

**Purpose:** To allow an above ground pool in a Floodway.

approved\_\_\_\_\_denied\_\_\_\_\_deferred\_\_\_\_\_ vote\_\_\_\_\_

4. **26-V-10 BZA – Jack and Pamela Swets, Owners/Petitioners**  
Located approximately 2/10 of a mile north of W. 161<sup>st</sup> Avenue on the west side of S. Lakeview Drive, a/k/a 555 S. Lakeview Drive in Cedar Creek Township.

**Request:** A 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 A-1 and R Districts, Building Setbacks, Minimum Building Setback in an R-2 Zone, 20-foot setback required, 15-foot setback requested.

**Purpose:** To allow a 25' X 25' attached garage with a 15-foot setback in an R-2 Zone.

approved\_\_\_\_\_denied\_\_\_\_\_deferred\_\_\_\_\_ vote\_\_\_\_\_

**STAFF REPORT**

**To:** Lake County Board of Zoning Appeals

**Prepared by:** Kenneth Wolfrum

**Case number:** 26-SE-03

**Date:** May 20, 2026

**GENERAL INFORMATION:**

**Owner:**

Minerva Moya

**Petitioner:**

Minerva Moya

**Requested Actions:**

Special Exception from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 7, Use Categories, Chapter 80, Agricultural Use Category, Section I, Agritourism, Sub-Section 2, Agritainment.

**Purpose:**

To allow for rodeo shows

**Location:**

Located approximately 8/10 of a mile south of W 197<sup>th</sup> Avenue on the east side of State Line Road, aka 20407 State Line Road in West Creek Township

**Size:**

20 Acres

**Existing Zoning and Land Use:**

A-1, Agricultural

**Surrounding Zoning and Land Use:**

North: A-1 (Agricultural)  
East: A-1 (Agricultural)  
South: A-1 (Agricultural)  
West: IL

**Comprehensive Plan:**

The property is targeted for Agricultural use.

**AGENCY COMMENTS:**

**Health:**

No Objections

**Highway (Lake):**

No comment or concerns, Maintained by IL

**Surveyor:**

Approval only for the above request

**Yellowhead Township IL Highway:**

**The Township is against this commercial use of the property. The roads are not built for a**

**commercial/ industrial facility and would put great burden upon the township to repair or replace these roadways.**

**BACKGROUND INFORMATION (Written by Kenneth Wolfrum in 2026):**

This property has appeared previously before the Plan Commission and Board of Zoning Appeals both for violations and study sessions regarding the existing and proposed use for this property. Since the previous comments were written, an amendment to the Unified Development Ordinance has included a category of uses only allowed by special exception on agriculturally zoned properties. The proposed use for the property for rodeos (the variant of which the petitioner is seeking a special exception for is known as “Charrería”) would fall under the category of “agricultural festivals” stated explicitly as an element under “Agritourism” in our Unified Development Ordinance. Since this use has gone without the prerequisite special exception for some time, and given the property’s previous violations for the sale of alcohol without a license, this petition required both a pre-application meeting with plan commission staff, and a study session to discuss the potential impacts of its approval.

*The comments below were written in regards to Moya’s previous petition for this use. Citations differ due to the application of a previous version of our UDO.*

**BACKGROUND INFORMATION (Written by Jacob Lenson in 2010):**

This property, once known as the “Love Farm” (owned by Richard H. Love), was granted a Special Exception in October 1985 which allowed the petitioners the right to raise, breed, and sell quarter horses: train and conduct horse shows. The property has since been sold and is now owned by Ms. Minerva Moya (the current petitioner/ owner). The current petitioner is seeking a revision to the existing Special Exception to allow her to conduct “rodeos” and sell alcohol. The petitioner has engaged in these acts over the past year causing many complaints by adjacent property owners and numerous citations

issued by Lake County Sheriff's Department. The first complaints came to the Plan Commission in late July; which prompted a site visit by Steve Nigro (Planning and Building Administrator) and Bob Bauer (Zoning Administrator), later followed by a meeting with Ms. Moya on August 5, 2010. On August 11, 2010, the Plan Commission issued a letter (included in summary) to Ms. Moya indicating the proper procedure in which she needed to follow to obtain a Class C Special Exception to allow her to continue operating a rodeo and selling alcohol on her property. The letter also stated if the owners continued to operate an illegal rodeo and sell alcohol on their premises it would result in fines up to \$300.00 for each offense with each day of the violation being deemed as a separate offense. After the petitioner received such letter, she kept operating the illegal rodeo and selling alcohol resulting in more complaints from neighboring property-owners. Ms. Moya was scheduled for court on October 20, 2010, where the Plan Commission staff asked to defer the case and allow Ms. Moya one final chance to apply for the required Special Exception. Ned Kovachevich (Director, Lake County Plan Commission) sent a letter to Ms. Moya on October 25, 2010 (included in summary), which allowed her 30 days to file for the Special Exception. Ms. Moya filed all of the required paperwork for the Special Exception (Class C, for rodeo and alcohol sales) with the Plan Commission on November 10, 2010.

I ask the board to please review the Unincorporated Lake County Zoning Ordinance, 2.10 (A) Special Exception, which states:

*Special Exceptions may be permitted by the Board in any zone where such uses will be deemed essential or desirable to the public convenience or welfare, and which will not adversely affect the use or enjoyment of property adjacent to the area of the proposed Special Exception and which will be in harmony with the various elements or objectives of the Master Plan, provided, however, that the location, plan, and character of development is first approved by the Commission. In the exercise of its approval, the Commission may impose such conditions regarding location, character, and other features of the*

*proposed use, buildings or structures, as it may deem advisable in the furtherance of the purposes of this Ordinance.*

**ANALYSIS:**

**Compliance with Comprehensive Plan:**

The property is currently targeted for agricultural use.

The property was previously targeted for parks and preserves, but it is currently zoned A-1 (Agricultural), and had an existing Recreational (Class B) Special Exception (October 1985) that allows the owner to raise, breed, and sell quarter horses; train and conduct horse shows.

**Environmentally Sensitive Areas:**

None

**Traffic implications:**

None noted by the Lake County Highway Department

**Access and street design**

N/A

**Stormwater management:**

N/A

**Infrastructure fees**

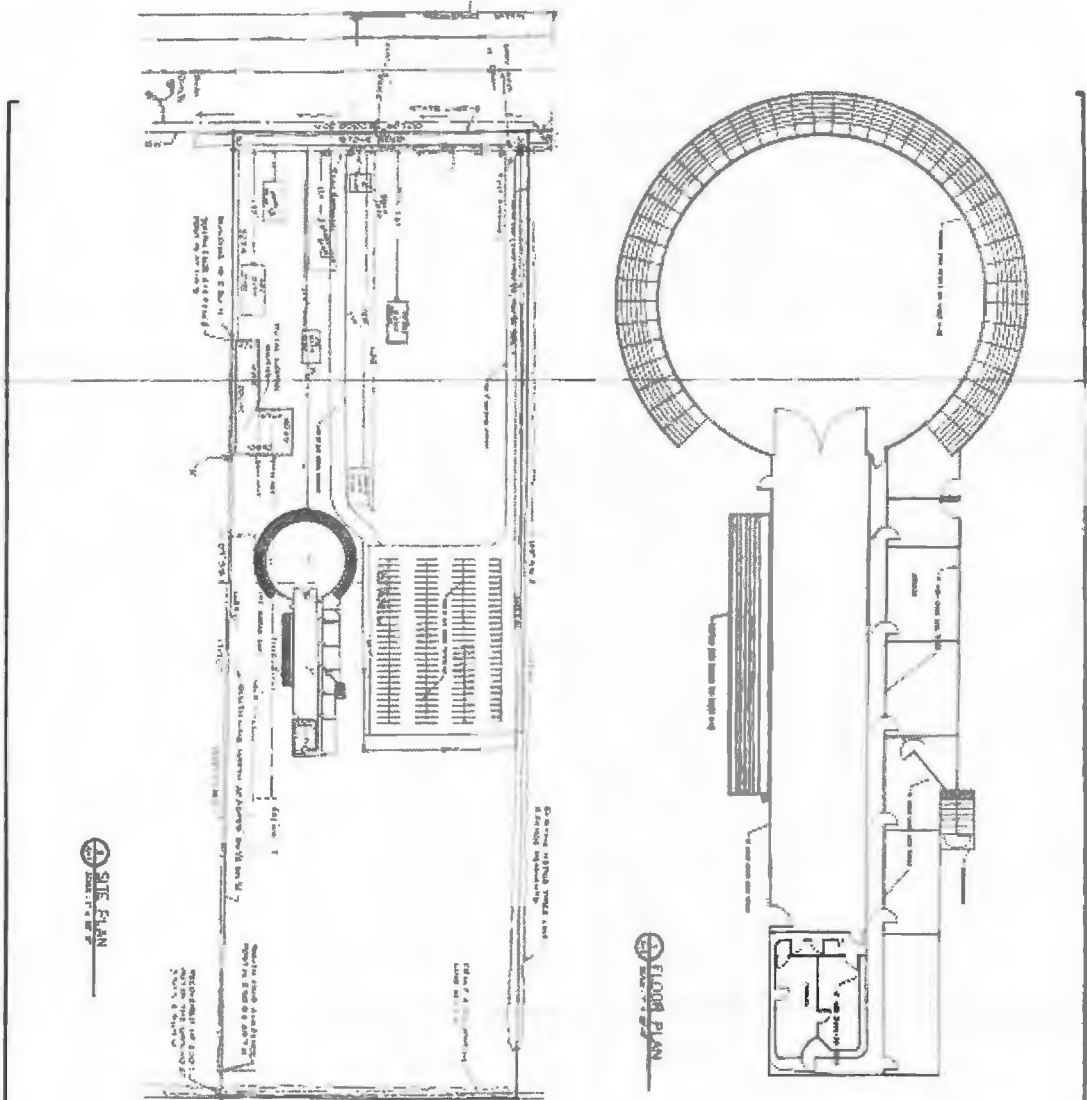
N/A

**DEFICIENCIES AND DISCREPANCIES:**

None

**ATTACHMENTS:**

1. Site Plan (to be distributed)
2. Aerial Photograph (to be distributed)
3. Findings of Fact
4. Comprehensive Land Use Plan



**SITE PLAN**

**FLOOR PLAN**

**GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
6. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
7. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
8. ALL WASTE MATERIALS SHALL BE PROPERLY DISPOSED OF AT THE END OF EACH DAY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
10. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

**MEASUREMENTS**

1. ALL MEASUREMENTS SHALL BE TAKEN TO THE FACE UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS SHALL BE IN METERS UNLESS OTHERWISE SPECIFIED.
3. ALL ANGLES SHALL BE IN DEGREES UNLESS OTHERWISE SPECIFIED.
4. ALL SURFACES SHALL BE FINISHED TO THE SPECIFIED TOLERANCES.
5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

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## Findings of Fact

### SPECIAL EXCEPTION

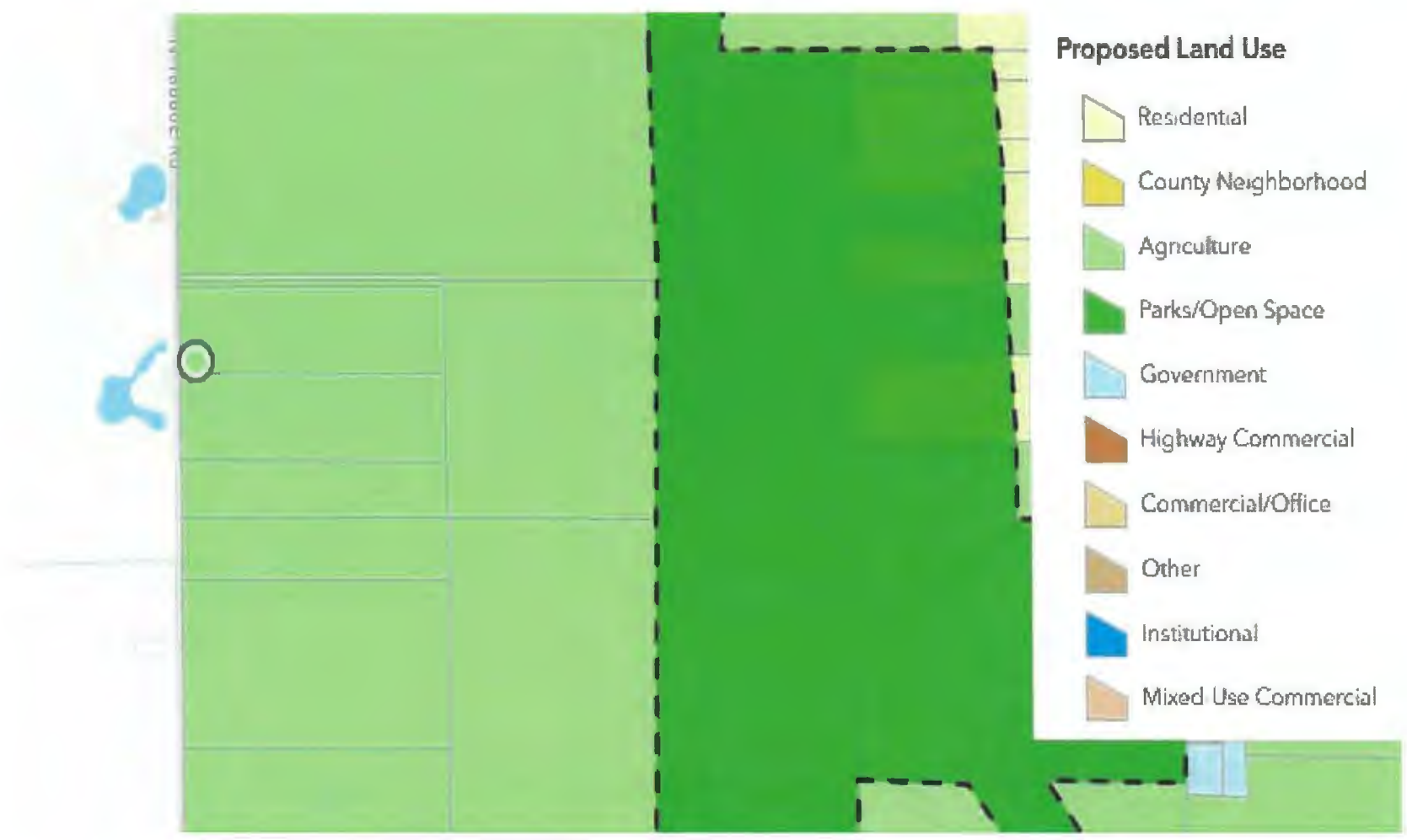
In preparing and considering proposals under the law, the Lake County Board of Zoning Appeals shall largely base their recommendation on the following three requirements. Determining findings for the following criteria is required as part of the process. It is a requirement that each petitioner address the following items in order to apply for a Special Exception. If additional space is needed, you may use extra sheets of paper. Please make your answers as clear, concise and legible as possible.

1. Approval of the Special Exception will be deemed essential or desirable to the public convenience or welfare because:  
the proposed location provides a safe, structured, and regulated environment for agricultural and equestrian activities that are consistent with the area's rural character. It would create a venue for community events & family oriented entertainment. Additionally contributing to the local economy by attracting visitors supporting businesses, contractors & vendors. and,
2. Approval of the Special Exception will not adversely affect the use or enjoyment of property adjacent to the area of the proposed Special Exception because:  
the property is located within a predominantly agricultural area, with surrounding uses consisting primarily of farmland and low density rural properties with substantial natural separation & minimizing potential impacts. Any activities will be conducted in a controlled & organized manner with attention to reasonable hours of operation; and, limit noise during early morning, as well as traffic control & parking accomodatic
3. Approval of the Special Exception will be in harmony with the various elements or objectives Master Plan because:  
the proposed use supports & preserves the rural and agricultural character of the area. Being located within an agricultural setting the proposed exception, represents a low-intensity, seasonal use that complements existing land use rather than detracting from them. By provid agricultural entertainment & equestrian related activities, the use promotes agricultural awareness, education, and community engagement, which are consistent

with the goals of maintaining and supporting rural traditions

The Planning Staff acknowledges that additional evidence and comments will be made at the public hearing and may be included in the Board of Zoning Appeal's recommendation to the Lake County Council. This portion of the application is to establish a basis for the requested Special Exception and its content may or may not be used by the Board of Zoning Appeals in the formulation of their recommendation or by the Lake County Council as the basis of their decision.

No OBJECTIONS - R. Nutz  
ENVIRONMENTAL DEPT  
4.7.26  
219 755 3672



**Proposed Land Use**

-  Residential
-  County Neighborhood
-  Agriculture
-  Parks/Open Space
-  Government
-  Highway Commercial
-  Commercial/Office
-  Other
-  Institutional
-  Mixed Use Commercial

## STAFF REPORT

**To:** Lake County Board of Zoning Appeals

**Prepared by:** Kenneth Wolfrum

**Case number:** 26-V-03

**Date:** April 15, 2026

**Parcel number:** 45-13-09-200-008.000-028

### GENERAL INFORMATION:

**Owner:**

Elliott and Milagros Pedroza

**Petitioner:**

Elliott and Milagros Pedroza

**Request:**

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, 1,525 sq. ft. Maximum floor Area Permitted, 2,900 sq. ft. requested.

**Purpose:**

To allow a 70' x 90' pole barn for personal use.

**Location:**

Located approximately ½ of a mile south of E 61<sup>st</sup> Avenue on the west side of S County Line Road aka 6490 South County Line Road in Ross Township.

**Size:**

1 Acre

**Existing Zoning and Land Use:**

R-1; Residential

**Surrounding Zoning and Land Use:**

North: R-1; Residential

East: R-1; Residential

South: R-1; Residential

West: R-1; Residential

**Comprehensive Plan:**

This property is targeted for Residential use

**AGENCY COMMENTS:**

**Health:** Approved

**Highway:** No objections

**Surveyor:** No objections, since it does not appear to directly affect a legal drain  
As-built survey stamped by licensed land surveyor showing positive drainage around the structure will be required prior to occupancy.

**BACKGROUND INFORMATION:**

The Petitioner is seeking relief from the zoning ordinance in the form of a Variance from Development Standards to allow a proposed accessory building to exceed the permitted square footage requirements.

There are no other accessory storage structures on the property, thus the proposed 6,300 square foot pole barn would be the sole source of square foot coverage by accessory storage structures on the property.

**Compliance with Comprehensive Plan:** This property is targeted for Residential use

**Compatibility with neighborhood:** The surrounding area supports a mixture of Residential and Agricultural uses

**Environmentally Sensitive Areas:** None

**Traffic implications:** None noted by the Lake County Highway Department

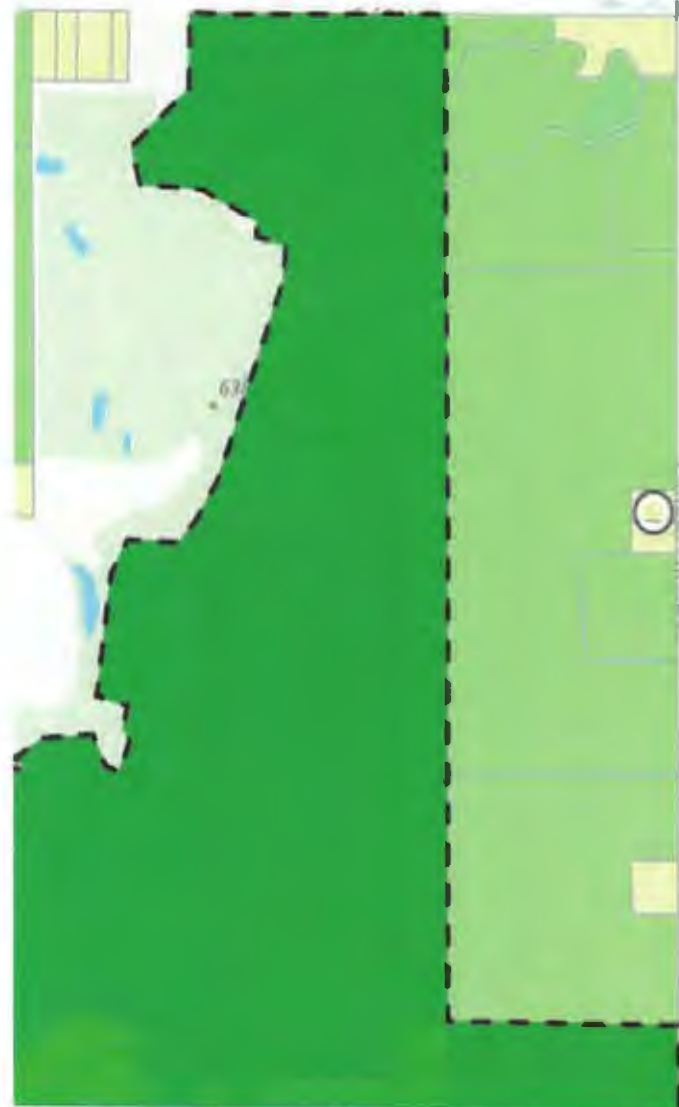
**Access and street design** Access will be provided by the property's existing driveway

**Storm water management:** N/A

**Infrastructure fees** N/A

**DEFICIENCIES AND DISCREPANCIES:** None

**ATTACHMENTS:** Comp Plan, Site Plan, & Findings of Fact



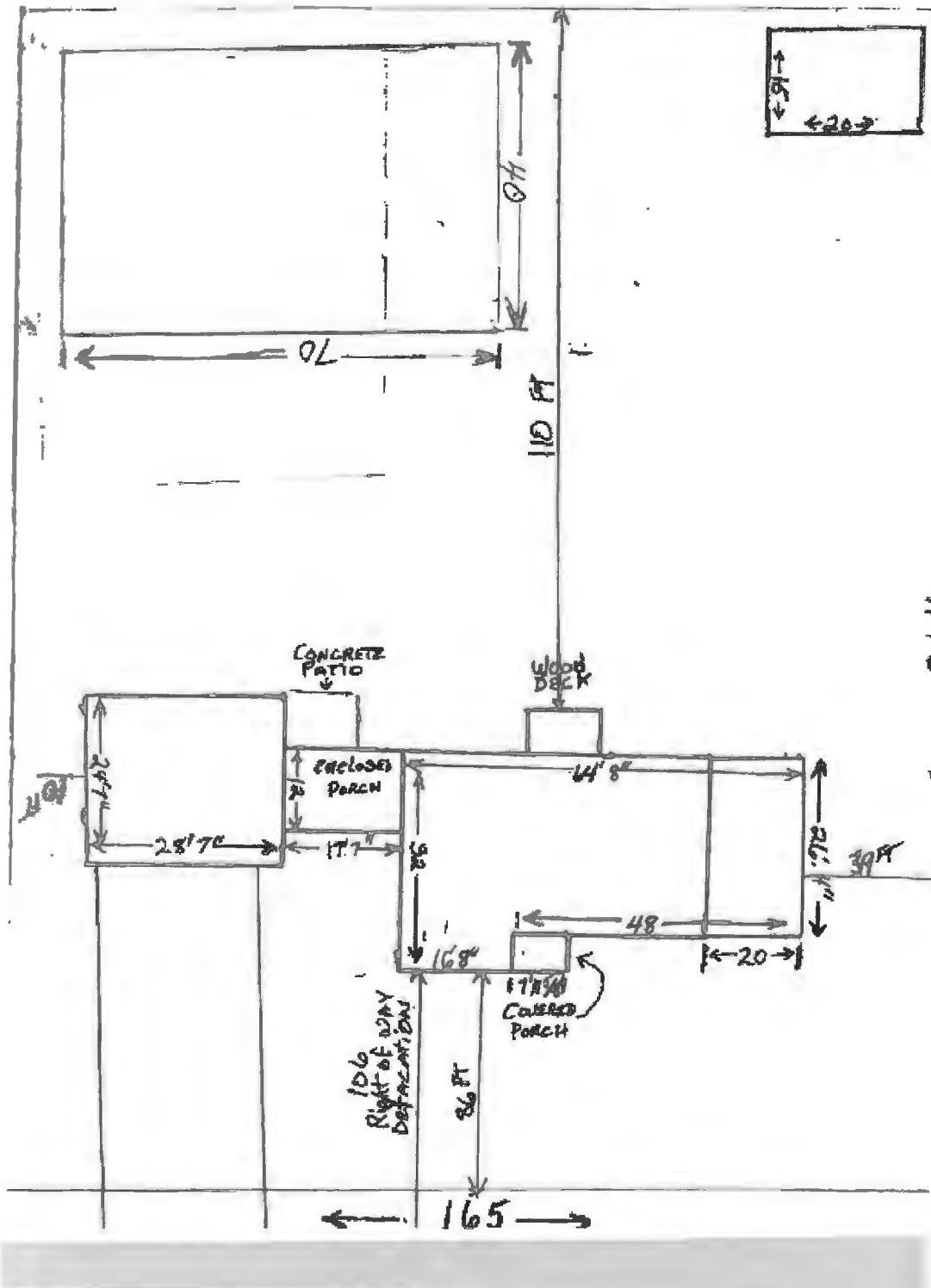
W County Road 450 N

### New Land Use Zones - Overlays

-  Park
-  Business Park
-  Highway Commercial
-  Mixed Use Commercial

### Proposed Land Use

-  Residential
-  County Neighborhood
-  Agriculture
-  Parks/Open Space
-  Government
-  Highway Commercial
-  Commercial/Office
-  Other
-  Institutional
-  Mixed Use Commercial



## Findings of Fact

### VARIANCE FROM DEVELOPMENT STANDARDS

In preparing and considering proposals under the law, the Lake County Board of Zoning Appeals shall base their decision on the following three requirements. Determining findings for the following criteria is required as part of the process. It is a requirement that each petitioner address the following items in order to apply for a Variance from Development Standards. If additional space is needed, you may use extra sheets of paper. Please make your answers as clear, concise and legible as possible.

1. Approval of the Variance will not be injurious to the public health, safety, morals, and general welfare of the community because:

SURROUNDED BY CORN FIELDS AND  
THE FURTEST FROM ANY ROADS

\_\_\_\_\_ ; and,

2. The use and value of the area adjacent to the property included in the Variance will not be affected in a substantially adverse manner because:

ITS GOING TO BE A NEW STRUCTURE  
AND WILL BE THE SAME COLOR AS MY HOME  
ON THE PROPERTY

\_\_\_\_\_ ; and,

3. The strict application of the terms of the zoning ordinance will ~~not~~ result in practical difficulties in the use of the property because:

STORAGE OF YARD EQUIPMENT AND OUTSIDE  
FURNITURE, TOOLS

The Planning Staff acknowledges that additional evidence and comments will be made at the public hearing and may be included in the Board of

**STAFF REPORT**

**To:** Lake County Board of Zoning Appeals

**Prepared by:** Kenneth Wolfrum

**Case number:** 26-UV-03

**Date:** April 16, 2026

**Parcel numbers:** 45-19-01-356-006.000-007

**GENERAL INFORMATION:**

**Owner:**

Randal & Denise Hollis

**Petitioner:**

Randal & Denise Hollis

**Requested Action:**

Special Exception from the Unincorporated Lake County Unified Development Ordinance, Title 154 Article 16, Additional Regulations of General Applicability, Chapter 10, Development in the Floodplain, (A), Floodway

**Purpose:**

To allow for an above-ground pool in a floodway.

**Location:**

Located approximately 3/10ths of a mile west of Chase Street on the north side of W. 141<sup>st</sup> Avenue aka 3838 W 141<sup>st</sup> Avenue in Center Township.

**Size:**

0.2 Acres

**Existing Zoning and Land Use:**

R-2; Residential Use

**Surrounding Zoning and Land Use:**

North: R-2; Residential Use

East: R-2; Residential Use

South: R-2; Residential Use

West: R-2; Residential Use

**Comprehensive Plan:**

This property is targeted for residential

**AGENCY COMMENTS:**

**IDNR:** Approved

**Highway:** No comments or concerns.

**Lake Dalecarlia Regional Waste District:** No objections

**Surveyor:** No objections since it does not appear to directly affect a regulated drain as shown on the attached site plan.  
Proper grading should be utilized in order to not disturb the natural overland flow.

**BACKGROUND INFORMATION:**

**ANALYSIS:**

The Petitioner is requesting a Special Exception and a variance of use to allow for the construction of an above-ground pool in a riverine floodway.

The western lateral half of the property lies partially in a FEMA-designated riverine floodway (Lake Dalecarlia is considered a Riverine (AE) Floodway) which encroaches upon the back yard of the property.

IDNR has granted approval for the project via a floodway determination.

**Compliance with Comprehensive Plan:** This development is complementary to the proposed use of this land for parks and open space.

**Compatibility with Neighborhood:** Complements the current use, which is compatible with the surrounding community.

**Environmentally Sensitive Areas:** Riverine Floodways

**Traffic implications:** None.

**Access and street design** N/A

**Stormwater management:** N/A

**Infrastructure fees** N/A

**Attached:**

IDNR Approval, Floodway, Comp Plan, Findings of Fact, and Site Plan

According to our Unified Development Ordinance:

Special exception uses may be approved only if the board of zoning appeals determines and makes written findings that the following facts have been established:

1. Approval of the proposed special exception will not endanger the public health, safety, or general welfare of the community;
2. The special exception use will not be injurious to the use, value, or enjoyment of other property in the immediate vicinity;
3. The establishment of the special exception use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
4. The use will be adequately served by utilities, streets, drainage, emergency services and other essential public facilities and services;
5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion on public streets; and The development will be designed, constructed, operated, and maintained to be compatible with, and not significantly alter, the existing or intended character of the general vicinity, based upon the comprehensive plan.

The board of zoning appeals may accept or require written commitments concerning the use or development of property that is the subject of a special exception application, as specified under Indiana Code § 36-7-4-1015 (See also [154-17-010.K](#)).

Special exception approval lapses and has no further effect unless a zoning permit is obtained within 12 months of the date of special exception approval. The board of zoning appeals is authorized to extend the expiration period by up to 12 additional months if an extension request is submitted to the director before the special exception approval expires. Extension requests must be processed in accordance with the special exception approval procedures of this section, including applicable fees, notices, and hearings. A special exception also lapses upon revocation of a building permit for violations of conditions of approval or upon expiration of a building permit.

Approved special exceptions run with the land and are not affected by changes of tenancy, ownership, or management. All conditions of approval remain in effect regardless of changes in tenancy, ownership, or management.



**CERTIFICATE OF APPROVAL**

**Application #: FW-33445-0**

This Certificate of Approval is a Permit for Construction under the authority of the Indiana Flood Control Act, IC 14-28-1 with 312 IAC 10 as administered by the Department of Natural Resources.

**Approval issued To:** Randy Hollis, 285 Island Drive, Lowell, IN 46356

**Approval issued By:**

**Mail Date:** 11/18/2025

Katelyn Salzer, Division of Water

**Permit Effective Date:** 12/06/2025

**Permit Expiration Date:** 11/18/2027

Pursuant to IC 4-21.5-3-5(f), this Permit becomes Effective eighteen (18) days from the Mail Date to provide a stay period for a Petition for Administrative Review with the Indiana Natural Resources Commission, Division of Hearings. Initiating construction authorized in this Permit prior to the Permit Effective Date constitutes a violation. This Permit is only valid until the Permit Expiration Date.  
This Permit may be renewed one (1) time if a written request is received at the DNR, Division of Water, prior to the Permit Expiration Date.

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**PROJECT INFORMATION:**

**Waterbody:** Lake Dalecarlia

**County:** Lake

**Project Description Narrative:** A new 24' diameter swimming pool will be installed to replace an existing above-ground pool of the same dimensions. The new pool will be moved approximately 4' south of the current position. An existing retaining wall will also be repaired or replaced in-kind as required to maintain integrity of a 3' tall wall (plus decorative cap) similar to the existing retaining wall. The pool pump and filter system will likely be installed to the north of the new pool installation, with the possibility of installing to the south only to maintain installation of the pool on undisturbed soil.

**Project Location:** 285 Island Drive near Lowell

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**PERMIT CONDITIONS:**

This Certificate of Approval is valid only if the construction project is in compliance with all Conditions in this Permit.

## Findings of Fact

### VARIANCE OF USE

In preparing and considering proposals under the law, the Lake County Board of Zoning Appeals shall base their recommendation on the following five requirements. Determining findings for the following criteria is required as part of the process. It is a requirement that each petitioner answer the following items in order to apply for a Variance of Use. If additional space is needed, you may use extra sheets of paper. Please make your answers as clear, concise and legible as possible.

1. The approval of the Variance of Use will not be injurious to the public health, safety, morals, and general welfare of the community because:

The pool is replacing a pool of exact size (24 feet dia), this ensures that its presence is consistent with the area, the project does not introduce any hazards, nor obstruct visibility.

; and,

2. The use and value of the area adjacent to the property included in the Variance of Use will not be affected in a substantially adverse manner because:

THE ADJACENT properties will not be adversely affected because the pool is being reinstated in a similar location creates no new impacts and will be maintained in a way that preserves neighborhood appearance and property values.





; and,

3. The need for the Variance of Use arises from some condition peculiar to property involved because:

The property contains a Floodway that prohibits development by the local ordinance.



**New Land Use Zones - Overlays**

-  Park
-  Business Park
-  Highway Commercial
-  Mixed Use Commercial

**Proposed Land Use**

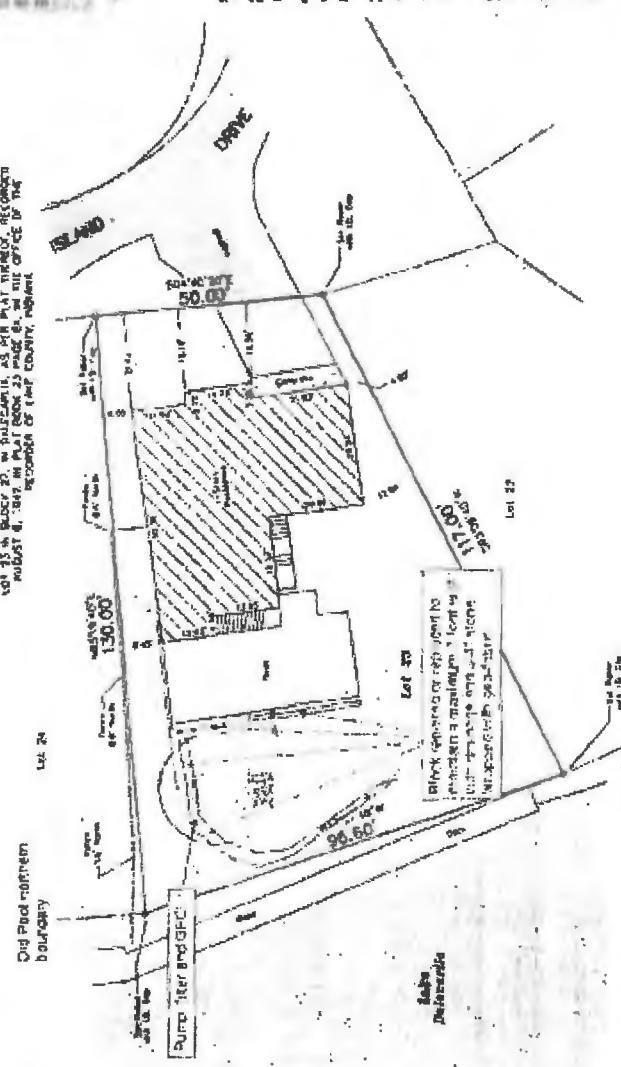
-  Residential
-  County Neighborhood
-  Agriculture
-  Parks/Open Space
-  Government
-  Highway Commercial
-  Commercial/Office
-  Other
-  Institutional
-  Mixed Use Commercial

PROPERTY ADDRESS:  
201 Wilson Dr.  
Waco, TX 76788

PARCEL NUMBER:  
42-19-01-334-006-000-007

### FILL AERIAL VIEW

LOT 25 IN BLOCK 20, W. BULLCAMPUS, AS PER PLAT NUMBER, RECORDS  
VOLUME 4, PAGE 23 PAGE 48, IN THE OFFICE OF THE  
RECORDS OF TARRANT COUNTY, TEXAS



CALL TO OBTAIN PROPERTY BOUNDARIES

ADDRESS	201 Wilson Dr.
CITY	WACO, TX
STATE	TX
ZIP	76788
PARCEL NUMBER	42-19-01-334-006-000-007

#### Surveyor's Report

**Reference:**  
This survey was conducted in accordance with the standards set forth in the Texas Surveying Act, Chapter 81, Texas Occupations Code, and the standards set forth in the Texas Surveying Act, Chapter 81, Texas Occupations Code, and the standards set forth in the Texas Surveying Act, Chapter 81, Texas Occupations Code.

**Findings:**  
The survey was conducted in accordance with the standards set forth in the Texas Surveying Act, Chapter 81, Texas Occupations Code, and the standards set forth in the Texas Surveying Act, Chapter 81, Texas Occupations Code.

**Conclusion:**  
The survey was conducted in accordance with the standards set forth in the Texas Surveying Act, Chapter 81, Texas Occupations Code, and the standards set forth in the Texas Surveying Act, Chapter 81, Texas Occupations Code.

THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY CLERK AND HAS DETERMINED THAT THE PROPERTY IS AS SHOWN ON THE PLAT. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE COUNTY CLERK AND HAS DETERMINED THAT THE PROPERTY IS AS SHOWN ON THE PLAT.

DATE OF SURVEY: MAY 17, 2006



DATE OF PLAT: MAY 17, 2006

DATE OF SURVEY: MAY 17, 2006

DATE OF RECORDS COMPLETED: MAY 18, 2006

- NOTES:
- 1. Dimensions are not to be changed by scales.
  - 2. Errors in dimensions are the responsibility of the client.

Legend

- Property Line
- Boundary of Survey
- Survey Line
- Survey Point
- Survey Station



206 W. 16-385  
 OFFICE: 817-871-1111  
 CELL: 817-871-1111  
 FAX: 817-871-1111  
 www.pentecostsurvey.com  
 info@pentecostsurvey.com

**STAFF REPORT**

**To:** Lake County Board of Zoning Appeals

**Prepared by:** Kenneth Wolfrum

**Case number:** 26-V-10

**Date:** May 20, 2026

**Parcel numbers:** 45-19-12-180-003.000-007

**GENERAL INFORMATION:**

**Owner:** Jack & Pamela Swets

**Petitioner:** Jack & Pamela Swets

**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 A-1 and R Districts, Building Setbacks, Minimum Street Setback on an “Other” street in an R-2 Zone, 20-foot setback required, 15-foot setback requested.

**Purpose:** To allow an attached garage encroaching roadway over setback.

**Location:** Located approximately 2/10 of a mile north of w 161<sup>st</sup> Avenue on the west side of S Lakeview Drive aka 555 S Lakeview Drive in Cedar Creek Township.

**Size:** 0.26 Acres

**Existing Zoning and Land Use:** R-2; Residential

**Surrounding Zoning and Land Use:** North: R-2; Residential  
East: R-2; Residential  
South: R-2; Residential  
West: R-2; Residential

**Comprehensive Plan:** This property is targeted for residential uses.

**AGENCY COMMENTS:**

<b>Lake Dalecarlia Waste District:</b>	No Objections
<b>Highway:</b>	No Objections
<b>Surveyor:</b>	No Objection; Does not appear to directly affect a regulated drain.

**BACKGROUND INFORMATION:**

The Petitioner is seeking a variance from development standards to allow for the construction of an attached garage in the front yard of their existing structure. This attached garage would encroach on an existing 20 ft. building line (not 30 as in other subdivisions and as it concerns non-arterial roads in other places in unincorporated lake county).

There is an existing driveway with two road cuts on Lakeview Drive which forms a horse shoe shape facing north east from the front door of the house. This attached garage would take up space on the north western end of this horseshoe where pavement currently exists. This property takes up 2 lots in Dalecarlia Block 1 (Lots 3 & 4)

**ANALYSIS:**

<b>Compliance with Comprehensive Plan:</b>	This property is targeted for residential uses.
<b>Compatibility with Neighborhood:</b>	The structures on the property are complimentary to the current and future uses of the land and surrounding area.
<b>Environmentally Sensitive Areas:</b>	Floodways exist on the SW end of the property, but will not interfere with or be threatened by the proposed development.
<b>Traffic implications:</b>	Building would be closer to the street right of way than would typically be allowed.
<b>Access and street design</b>	Same as above.

**Stormwater management:**

N/A

**Infrastructure fees**

N/A

**DEFICIENCIES AND DISCREPANCIES:**

None observed

**Attached:**

**Findings of Fact, Plat of Survey, and Comp Plan**





## VARIANCE FROM DEVELOPMENT STANDARDS

### FINDINGS OF FACT

1. Approval of the Variance will/will not be injurious to the public health, safety, morals, and general welfare of the community because:  
It does not change or block views of neighbors  
or cause a change in water runoff in a storm. Increased  
general appeal of property.  
\_\_\_\_\_ ; and,

2. The use and value of the area adjacent to the property included in the Variance will/will not be affected in a substantially adverse manner because:  
it is an attached garage with 4/12 pitch roof  
+ built positive as to not affect lake views of any neighbors.  
\_\_\_\_\_ ; and,

3. The strict application of the terms of the zoning ordinance will/will not result in practical difficulties in the use of the property because:  
the home has no garage either attached or detached currently.  
We need the garage added for safety & security as we age.  
\_\_\_\_\_  
\_\_\_\_\_