



Town of Schererville

PLANNING AND BUILDING DEPARTMENT

AGENDA
BOARD OF ZONING APPEALS PUBLIC MEETING
MONDAY, AUGUST 24, 2020
PUBLIC MEETING – 6:00 P.M.
10 EAST JOLIET ST., SCHERERVILLE, IN

I. CALL TO ORDER

- A. Pledge of Allegiance
- B. Roll Call
- C. Approve Minutes of the Board of Zoning Appeals Meeting of July 27, 2020

II. PUBLIC ACTION AND PUBLIC HEARINGS

- A. B.Z.A. Case #20-7-15 1445 Lincoln Hwy. – Dejan & Dragana Pavic

General Location: 1445 Lincoln Hwy. – Proposed: Pavic Addition

Petitioner(s): Dejan & Dragana Pavic

Represented By: Nick Georgiou, Georgiou Architects

Request: Developmental Variance as required by Ordinance No. 1797, Title IV, Section 5, Paragraph B – To allow the construction of a second accessory building (Detached Garage)

APPROVED _____ DEFERRED _____ DENIED _____

- B. B.Z.A. Case #20-7-16 1445 Lincoln Hwy. – Dejan & Dragana Pavic

General Location: 1445 Lincoln Hwy. – Proposed: Pavic Addition

Petitioner(s): Dejan & Dragana Pavic

Represented By: Nick Georgiou, Georgiou Architects

Request: Developmental Variance as required by Ordinance No. 1797, Title IV, Section 7, Paragraph A – To allow the construction of a 56' X 50' detached garage totaling 2,800 Sq. Ft. (Maximum Allowed 840 Sq. Ft.)

APPROVED _____ DEFERRED _____ DENIED _____

C. B.Z.A. Case #20-7-17 1445 Lincoln Hwy. – Dejan & Dragana Pavic

General Location: 1445 Lincoln Hwy. – Proposed: Pavic Addition

Petitioner(s): Dejan & Dragana Pavic

Represented By: Nick Georgiou, Georgiou Architects

Request: Developmental Variance as required by Ordinance No. 1797, Title IV, Section 3, Paragraph B – To allow the construction of a detached garage with a height of 27' (Maximum Allowed 14')

APPROVED _____ DEFERRED _____ DENIED _____

D. B.Z.A. Case #20-7-18 1445 Lincoln Hwy. – Dejan & Dragana Pavic

General Location: 1445 Lincoln Hwy. – Proposed: Pavic Addition

Petitioner(s): Dejan & Dragana Pavic

Represented By: Nick Georgiou, Georgiou Architects

Request: Developmental Variance as required by Ordinance No. 1797, Title IV, Section 7, Paragraph B – To allow 15' garage door heights (Maximum Allowed 9')

APPROVED _____ DEFERRED _____ DENIED _____

E. B.Z.A. Case #20-7-19 1445 Lincoln Hwy. – Dejan & Dragana Pavic

General Location: 1445 Lincoln Hwy. – Proposed: Pavic Addition

Petitioner(s): Dejan & Dragana Pavic

Request: Developmental Variance as required by Ordinance No. 1797, Title XVII, Section 5, Paragraph B – To allow the combined area of all accessory structures on a lot to exceed fifty percent (50%) of the area of the primary building (Primary Building 1,347 Sq. Ft. and Existing Detached Garage 600 Sq. Ft.)

APPROVED _____ DEFERRED _____ DENIED _____

F. B.Z.A. Case #20-7-23 1465 U.S. 41 – (Proposed: Belle Tire)

General Location: W. of 1465 U.S. 41

Petitioner(s): SEC Rt. 41 & 67th LLC

Represented By: Attorney John Reed, Abrahamson, Reed, & Bilse

Request: Variance of Use as required by Ordinance No. 1797, Title XVI, Section 5, Paragraph C (3) – To allow an automotive and tire service facility and a potential restaurant to be located within the U.S. 41 Commercial Corridor Overlay District

FAVORABLE _____ UNFAVORABLE _____ NO RECOMMENDATION _____

III. COMMISSION BUSINESS

A. Findings of Fact:

1. B.Z.A. Case #20-6-14 1127 E. Cambridge Dr. – Diana O. Ochoa & Roger R. Ochoa
Petitioner(s): Diana O. Ochoa & Roger R. Ochoa
Developmental Variance as required by Ordinance No. 1797, Title XVII, Section 13, Paragraph A – To allow a 6' fence to extend 30 feet over the building line on a corner lot
APPROVED W/CONTINGENCIES (3-0) 7/27/20
2. B.Z.A. Case #20-7-20 7434 Wild Bird Ct. – Price Point Builders, LLC
Petitioner(s): Price Point Builders, LLC – Bruce Young
Developmental Variance as required by Ordinance No. 1797, Title IV, Section 7, Paragraph A – To allow the construction of a 1,156 Sq. Ft. Attached 4-Car Garage (Maximum Allowed 840 Sq. Ft.)
APPROVED W/CONTINGENCIES (3-0) 7/27/20
3. B.Z.A. Case #20-7-21 7725 W. Lincoln Hwy. – (Proposed: House of Cars #3)
Petitioner(s): Donald D. & Mary K. Lapore
Variance of Use as required by Ordinance No. 1797, Title XVI, Section 4, Paragraph C (2) xxiii – To allow property owner to continue as an existing used car sales lot under a new lease, to lease, House of Cars, LLC within the U.S. 30 Commercial Corridor Overlay District
FAVORABLE RECOMMENDATION TO TOWN COUNCIL (3-0) 7/27/20
4. B.Z.A. Case #20-7-22 7715 W. Lincoln Hwy. – (Proposed: House of Cars #4)
Petitioner(s): Donald D. & Mary K. Lapore
Variance of Use as required by Ordinance No. 1797, Title XVI, Section 4, Paragraph C (2) xxiii – To allow property owner to continue as an existing used car sales lot under a new lease, to lease, House of Cars, LLC within the U.S. 30 Commercial Corridor Overlay District
FAVORABLE RECOMMENDATION TO TOWN COUNCIL (3-0) 7/27/20

5. B.Z.A. Case #20-7-24 1465 U.S. 41 – (Proposed: Digital LED Billboard)
Petitioner(s): SEC Rt. 41 & 67th LLC
Represented By: Attorney John Reed, Abrahamson, Reed, & Bilse
Variance of Use as required by Ordinance No. 1797, Title XIX, Section 13, Paragraph
A – To allow a 12' X 24' changing face LED billboard advertising sign to be located
within the U.S. 41 Commercial Corridor Overlay District
UNFAVORABLE RECOMMENDATION TO THE TOWN COUNCIL (3-0)
7/27/20

B. Correspondence

IV. ADJOURNMENT

TTY Users may access the Relay Indiana Service by calling 711 or 1(800) 743-3333. Requests for alternative formats may be made by contacting Denise R. Sulek 48 hours in advance at (219) 322-2217, Ext. 1305 or by email to dsulek@scherville.org