



Town of Schererville

PLANNING AND BUILDING DEPARTMENT

AGENDA
BOARD OF ZONING APPEALS PUBLIC MEETING
MONDAY, NOVEMBER 23, 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 October 26, 2020

II. PUBLIC ACTION AND PUBLIC HEARINGS

- A. B.Z.A. Case #20-10-27 162 W. Elizabeth Dr. – Robert & Alice Severin

General Location: 162 W. Elizabeth Dr.

Petitioner(s): Robert & Alice Severin

Request: Developmental Variance as required by Ordinance No. 1797, Title XVII, Section 11, Paragraph A–To allow the continuation of the on-site storage of a Class A Motorhome RV in the rear yard (43' Length X 12' Height)

APPROVED _____ DEFERRED _____ DENIED _____

- B. B.Z.A. Case #20-11-28 222 U.S. 41 – (Proposed: Microblading Boutique)

General Location: 222 U.S. 41 – Resubdivision of Lot 1, Block 2 & Lot 2, Block 3 of Plum Creek Commercial Addition, Lot 3

Petitioner(s): Jessica Rivera

Request: Variance of Use as required by Ordinance No. 1797, Title XVI, Section 5, Paragraph C, Sub-paragraph (3) – To allow microblading services/cosmetic tattooing

FAVORABLE _____ UNFAVORABLE _____ NO RECOMMENDATION _____

C. B.Z.A. Case #20-11-29 1516-1530 U.S. 41 –
(Proposed: Inside Storage Facility and Retail Space)

General Location: 1516-1530 U.S. 41 – Fountain Park Subdivision (Lot 1 of the
Resubd. of Lot 5 and Part of Lot 8)

Petitioner(s): Novogroder Properties, LLC

Request: Variance of Use as required by Ordinance No. 1797, Title XVI, Section 5,
Paragraph C (3) –To allow the western (rear) 100’ and southern 73’ of the
existing building to be used as a two story inside storage facility. The total
first floor area of the variance equals 39,267 sq. ft. and the second floor
above that area only will be the same. The remaining eastern (front)
portion of the existing building will keep its unmodified (C-3) zoning,
primarily for retail (Retail Space). The retail space will have 272’ of store
front on the eastern elevation and be 65’ in depth, or 17,773 sq. ft. total.

FAVORABLE _____ UNFAVORABLE _____ NO RECOMMENDATION _____

III. COMMISSION BUSINESS

A. Findings of Fact:

1. B.Z.A. Case #20-10-26 322 W. Division St. – (Proposed: Site Services Addition)

Petitioner(s): Site Services, Inc. – Randy DeVries

Variance of Use as required by Ordinance No. 1797, Title XIV– To allow permanent
placement of connex boxes for storage of construction equipment on-site and
stone/gravel parking area

FAVORABLE RECOMMENDATION TO TOWN COUNCIL W/CONDITIONS
(4-0) 10/26/20

B. Cancel December 28, 2020 Board of Zoning Appeals Public Meeting

C. 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