



Town of Schererville

PLANNING AND BUILDING DEPARTMENT

AGENDA
BOARD OF ZONING APPEALS PUBLIC MEETING
MONDAY, AUGUST 28, 2023
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 24, 2023

II. PUBLIC ACTION AND PUBLIC HEARINGS

- A. B.Z.A. Case #23-8-11 510 77th Ave. – Elad & Julie Bachar
Proposed: Home Business – Police Security/Canine Training

General Location: 510 77th Ave.

Petitioner(s): Elad Bachar and Julie M. Bachar

Request: Variance of Use as required by Ordinance No. 1797, Title XVII,
Section 7, Paragraph B

Purpose: To allow a home business to consist of police/security canine training

FAVORABLE _____ UNFAVORABLE _____ NO RECOMMENDATION _____

- B. B.Z.A. Case #23-8-12 1020 U.S. Hwy. 41 Proposed: Stan's Donuts Drive-thru

General Location: 1020 U.S. Hwy 41 –Boulevard Square Planned Unit Development

Petitioner(s): Boulevard Square, LLC – Al Krygier

Request: Variance of Use as required by Ordinance No. 1797, Title XVI, Section 5,
Paragraph C (3)

Purpose: To allow a drive-thru lane within the U.S. 41 Commercial Corridor Overlay
District

FAVORABLE _____ UNFAVORABLE _____ NO RECOMMENDATION _____

10 EAST JOLIET STREET • SCHERERVILLE, IN 46375

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C. B.Z.A. Case #23-8-13 8499 Burr St. – Alfred & Sarah Perez
Proposed: Perez Addition, Lot 1

General Location: 8499 Burr St.

Petitioner(s): Alfred Perez

Request: Developmental Variance as required by Ordinance No. 1797, Title IV,
Section 3, Paragraph A

Purpose: To allow a new home with a height of 44 feet on the proposed Lot 1 of
Perez Addition (Maximum height allowed 35 feet)

APPROVED _____ DEFERRED _____ DENIED _____

D. B.Z.A. Case #23-8-14 8499 Burr St. – Alfred & Sarah Perez
Proposed: Perez Addition, Lot 1

General Location: 8499 Burr St.

Petitioner(s): Alfred Perez

Request: Developmental Variance as required by Ordinance No. 1797, Title IV,
Section 4, Paragraph C

Purpose: To allow a home with a front yard setback exceeding 250 feet on the
proposed Lot 1 of Perez Addition (Minimum required front yard shall be
thirty feet (30'), but not to exceed fifty feet (50'))

APPROVED _____ DEFERRED _____ DENIED _____

E. B.Z.A. Case #23-8-15 8499 Burr St. – Alfred & Sarah Perez
Proposed: Perez Addition, Lot 1

General Location: 8499 Burr St.

Petitioner(s): Alfred Perez

Request: Developmental Variance as required by Ordinance No. 1797, Title IV,
Section 7, Paragraph A

Purpose: To allow a 3,200 Sq. Ft. attached garage on the proposed Lot 1 of
Perez Addition (Maximum allowed 840 Sq. Ft.)

APPROVED _____ DEFERRED _____ DENIED _____

F. B.Z.A. Case #23-8-16 8499 Burr St. – Alfred & Sarah Perez
Proposed: Perez Addition, Lot 1

General Location: 8499 Burr St.

Petitioner(s): Alfred Perez

Request: Developmental Variance as required by Ordinance No. 1797, Title IV,
Section 7, Paragraph A

Purpose: To allow a 5,000 Sq. Ft. accessory building/detached garage on the
proposed Lot 1 of Perez Addition (Maximum allowed 840 Sq. Ft.)

APPROVED _____ DEFERRED _____ DENIED _____

G. B.Z.A. Case #23-8-17 8499 Burr St. – Alfred & Sarah Perez
Proposed: Perez Addition, Lot 1

General Location: 8499 Burr St.

Petitioner(s): Alfred Perez

Request: Developmental Variance as required by Ordinance No. 1797, Title IV,
Section 3, Paragraph B

Purpose: To allow an accessory building/detached garage height of 25 feet on the
proposed Lot 1 of Perez Addition (Maximum allowed height 14 feet)

APPROVED _____ DEFERRED _____ DENIED _____

H. B.Z.A. Case #23-8-18 8499 Burr St. – Alfred & Sarah Perez
Proposed: Perez Addition, Lot 1

General Location: 8499 Burr St.

Petitioner(s): Alfred Perez

Request: Developmental Variance as required by Ordinance No. 1797, Title XVII,
Section 13, Paragraph A

Purpose: To allow a decorative fence to be constructed over the 30 foot front yard
setback line, along the right-of-way line of Burr Street along the proposed
Perez Addition

APPROVED _____ DEFERRED _____ DENIED _____

III. COMMISSION BUSINESS

- A. B.Z.A. Case #23-7-9 1037 Willowbrook Dr. – Willie & Lisa Johnson
Petitioner(s): Willie D. & Lisa R. Johnson
To allow construction of a 6-foot high aluminum fence, 30-feet over the building line
on a corner lot
APPROVED W/CONDITIONS (4-0) 7/24/23
- B. B.Z.A. Case #23-7-10 637 U.S. Hwy. 41 – Proposed: Crew Car Wash
Petitioner(s): Crew Car Wash
To allow a car wash facility within the U.S. 41 Commercial Corridor Overlay District
FAVORABLE RECOMMENDATION TO TOWN COUNCIL W/CONDITIONS (4-0)
7/24/23

IV. ADJOURNMENT