



# Town of Schererville

PLANNING AND BUILDING DEPARTMENT

AGENDA  
BOARD OF ZONING APPEALS PUBLIC MEETING  
MONDAY, SEPTEMBER 25, 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 August 28, 2023

**II. PUBLIC ACTION AND PUBLIC HEARINGS**

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

General Location: 510 77<sup>th</sup> 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 #23-8-16 8499 Burr St. – Alfred & Sarah Perez  
Proposed: Perez Acres, 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 Acres (Maximum allowed 840 Sq. Ft.)

APPROVED \_\_\_\_\_ DEFERRED \_\_\_\_\_ DENIED \_\_\_\_\_

- C. B.Z.A. Case #23-8-17 8499 Burr St. – Alfred & Sarah Perez  
Proposed: Perez Acres, 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 Acres (Maximum allowed height 14 feet)

APPROVED \_\_\_\_\_ DEFERRED \_\_\_\_\_ DENIED \_\_\_\_\_

### **III. COMMISSION BUSINESS**

- A. B.Z.A. Case #23-8-12 1020 U.S. Hwy. 41 Proposed: Stan's Donuts Drive-thru  
Petitioner(s): Boulevard Square, LLC – Al Krygier  
Variance of Use to allow a drive-thru lane within the U.S. 41 Commercial Corridor  
Overlay District

FAVORABLE RECOMMENDATION TO TOWN COUNCIL (4-0) 8/28/23

- B. B.Z.A. Case #23-8-13 8499 Burr St. – Alfred & Sarah Perez  
Proposed: Perez Acres, Lot 1  
Developmental Variance to allow a new home with a height of 44 feet on the propose  
proposed Lot 1 of Perez Acres (Maximum height allowed 35 feet)

APPROVED W/CONDITIONS (4-0) 8/28/23

- C. B.Z.A. Case #23-8-14 8499 Burr St. – Alfred & Sarah Perez  
Proposed: Perez Acres, Lot 1  
Developmental Variance to allow a home with a front yard setback exceeding 250  
feet on the proposed Lot 1 of Perez Acres (Minimum required front yard shall be  
thirty feet (30'), but not to exceed fifty feet (50'))

APPROVED W/CONDITIONS (4-0) 8/28/23

- D. B.Z.A. Case #23-8-15 8499 Burr St. – Alfred & Sarah Perez  
Proposed: Perez Acres, Lot 1  
Developmental Variance to allow a 3,200 Sq. Ft. attached garage on the proposed Lot  
1 of Perez Acres (Maximum allowed 840 Sq. Ft.)

APPROVED W/CONDITIONS (4-0) 8/28/23

- E. B.Z.A. Case #23-8-18 8499 Burr St. – Alfred & Sarah Perez  
Proposed: Perez Acres, Lot 1  
Developmental Variance 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 Acres development

APPROVED W/CONDITIONS (4-0) 8/28/23

#### **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](mailto:dsulek@scherville.org)