



# Town of Schererville

PLANNING AND BUILDING DEPARTMENT

AGENDA  
BOARD OF ZONING APPEALS PUBLIC MEETING  
MONDAY, JUNE 24, 2024  
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 April 22, 2024

**II. PUBLIC ACTION AND PUBLIC HEARINGS**

- A. B.Z.A. Case #24-6-6 1277 Hollyhock Ln. – Stephen L. Collins, Jr.

General Location: 1277 Hollyhock Ln.–Estates of Auburn Meadows, Phase 1, Lot 71

Petitioner(s): Stephen L. Collins, Jr.

Request: Developmental Variance as required by Ordinance No. 2004, Title XVII, Section 14, Paragraph A

Purpose: To allow a 6-foot high vinyl fence to extend 29 feet over the building line on a corner lot

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

- B. B.Z.A. Case #24-6-7 341 Indianapolis Blvd. (U.S. 41) – (Proposed: Drive-thru lanes)

General Location: 341 Indianapolis Blvd. (U.S. 41) – Oak District, Phase 1, Lot 2

Petitioner(s): Allegro Civil Engineers – Brian Emrich

Request: Variance of Use as required by Ordinance No. 2004, Title XVI, Section 5, Paragraph C (3)

Purpose: To allow two (2) drive-thru lanes associated with the financial institution within the U.S. 41 Commercial Corridor Overlay District

FAVORABLE \_\_\_\_\_ UNFAVORABLE \_\_\_\_\_ NO RECOMMENDATION \_\_\_\_\_

C. B.Z.A. Case #24-6-8 10 E. Joliet St. – Town of Schererville

General Location: 10 E. Joliet St. – Schererville Municipal Complex, Lot 1

Petitioner(s): James Gorman, Town Manager

Request: Developmental Variance as required by Ordinance No. 2004, Title XVI, Section 6, Paragraph J

Purpose: To allow a 6' H X 12' W Electronic Message Center to be located within the Joliet Street Overlay "Core" District

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

**III. COMMISSION BUSINESS:**

**A. Findings of Facts:**

- 1) B.Z.A. Case #24-3-2 636 E. Joliet St. – Justin Mora  
Petitioner(s): Justin Mora  
Variance of Use as required by Ordinance No. 1797, Title V, Section 2 -  
To allow eight (8) hen chickens to be raised and kept on-site in an (R-2)  
Residential Zoning District and Joliet St. Overlay District  
UNFAVORABLE RECOMMENDATION TO TOWN COUNCIL (3-1) 4/22/24
- 2) B.Z.A. Case #24-4-3 7725 U.S. 41 – (Proposed: Drive-thru lane)  
Petitioner(s): Kenneth S. Drenth  
Variance of Use as required by Ordinance No. 1797, Title XVI, Section 5,  
Paragraph C (3) - To allow a drive-thru lane within the U.S. 41 Commercial  
Corridor Overlay District  
FAVORABLE RECOMMENDATION TO TOWN COUNCIL (4-0) 4/22/24
- 3) B.Z.A. Case #24-4-4 8485 Burr St. – Al Perez  
Petitioner(s): Al Perez  
Developmental Variance as required by Ordinance No. 1797, Title IV, Section 7,  
Paragraph B - To allow a home with an accessory building/detached garage door  
height of 14 feet (Maximum allowed per Ordinance 9 feet)  
APPROVED W/Conditions (4-0) 4/22/24
- 4) B.Z.A. Case #24-4-5 8485 Burr St. – Al Perez  
Petitioner(s): Al Perez  
Developmental Variance as required by Ordinance No. 1797, Title IV, Section 3,  
Paragraph B - To allow a home with an accessory building/detached garage height  
of 24 feet (Maximum allowed per Ordinance 14 feet)  
APPROVED W/Conditions (4-0) 4/22/24

**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@schererville.org](mailto:dsulek@schererville.org)