



# Town of Schererville

PLANNING AND BUILDING DEPARTMENT

AGENDA  
BOARD OF ZONING APPEALS PUBLIC MEETING  
MONDAY, JULY 22, 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 June 24, 2024

**II. PUBLIC ACTION AND PUBLIC HEARINGS**

- A. B.Z.A. Case #24-7-9 1505 U.S. 41, Suite A8 – Metro by T-Mobile

General Location: 1505 U.S. 41, Suite A8 – The Crossroads, Lot 2

Petitioner(s): Mohammad Saudagar

Request: Developmental Variance as required by Ordinance No. 2004, Title XIX, Section 9, Paragraph A

Purpose: To allow a 20.4 Sq. Ft. fascia sign (Lineal Foot of frontage the business occupies 15.5 Sq. Ft.)

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

- B. B.Z.A. Case #24-7-10 6400 W. Lincoln Hwy.  
(Proposed: By Appointment Only - Tattoo Studio)

General Location: 6400-6404 W. Lincoln Hwy. – Buck & Briar Subdivision

Petitioner(s): Joseph M. Gralewski

Request: Variance of Use as required by Ordinance No. 2004, Title XVI, Section 4, Paragraph C (2)

Purpose: To allow a private (by appointment only) tattoo studio within the U.S. 30 Commercial Corridor Overlay District

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

### **III. COMMISSION BUSINESS:**

#### **A. Findings of Facts:**

- 1) B.Z.A. Case #24-6-6 1277 Hollyhock Ln. – Stephen L. Collins, Jr.  
Petitioner(s): Stephen L. Collins, Jr.  
Developmental Variance as required by Ordinance No. 2004, Title XVII, Section 14,  
Paragraph A - To allow a 6-foot high vinyl fence to extend 29 feet over the building  
line on a corner lot APPROVED W/CONDITION (4-0) 6/24/24
  
- 2) B.Z.A. Case #24-6-7 341 Indianapolis Blvd. (U.S. 41)–(Proposed: Drive-thru lanes)  
Petitioner(s): Allegro Civil Engineers – Lauren Marshall (Bank of America)  
Variance of Use as required by Ordinance No. 2004, 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) 6/24/24
  
- 3) B.Z.A. Case #24-6-8 10 E. Joliet St. – Town of Schererville  
Petitioner(s): James Gorman – Town Manager  
Developmental Variance as required by Ordinance No. 2004, To allow a  
6’ H X 12’ W Electronic Message Center to be located within the Joliet Street  
Overlay “Core” District APPROVED W/Conditions (4-0) 6/24/24

### **IV. ADJOURNMENT**