



Town of Schererville

PLANNING AND BUILDING DEPARTMENT

AGENDA
BOARD OF ZONING APPEALS PUBLIC MEETING
MONDAY, SEPTEMBER 23, 2019
PUBLIC MEETING – 6:00 P.M.
10 EAST JOLIET ST., SCHERERVILLE, IN

I. CALL TO ORDER

- A. Pledge of Allegiance
- B. Introduction of New Member
- C. Roll Call
- D. Approve Minutes of the Board of Zoning Appeals Meeting of July 22, 2019

II. PUBLIC ACTION AND PUBLIC HEARINGS

- A. B.Z.A. Case #19-9-22 1525 U.S. Hwy. 41 – (Proposed: Happiness Is Pets)

General Location: 1525 U.S. 41, Suite C-34 –The Crossroads Shopping Center, Lot 2

Petitioner(s): Happiness Is Pets

Request: Variance of Use as required by Ordinance No. 1797, Title XI, Section 2

Purpose: To allow a retail pet shop

FAVORABLE _____ UNFAVORABLE _____ NO RECOMMENDATION _____

- B. B.Z.A. Case #19-9-23 2440 Ontario St. – Automation Control Systems

General Location: 2440 Ontario St. – Christenson-Kortenhoven Addition, Lot 3

Petitioner(s): Crestwood Properties, LLC – Roger Florkiewicz

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

Purpose: To allow a side yard setback without a 15-foot buffer next to residential zoning

APPROVED _____ DEFERRED _____ DENIED _____

10 EAST JOLIET STREET • SCHERERVILLE, IN 46375
PHONE (219) 322-2217 • FAX (219) 865-5504

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C. B.Z.A. Case #19-9-24 2440 Ontario St. – Automation Control Systems

General Location: 2440 Ontario St. – Christenson-Kortenhoven Addition, Lot 3

Petitioner(s): Crestwood Properties, LLC – Roger Florkiewicz

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

Purpose: To allow a reduction of the rear yard setback from 30 feet to 20 feet without
a 15-foot buffer next to residential zoning

APPROVED _____ DEFERRED _____ DENIED _____

D. B.Z.A. Case #19-9-25 1398 Deercreek Dr. – Daniel Elzinga

General Location: 1398 Deercreek Dr.
(North side of Deercreek Dr., West of Teibel's Nature Preserve)

Petitioner(s): Daniel Elzinga

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

Purpose: To allow a reduction of the minimum lot area from 5 acres to 2.9 acres

APPROVED _____ DEFERRED _____ DENIED _____

E. B.Z.A. Case #19-9-26 1398 Deercreek Dr. – Daniel Elzinga

General Location: 1398 Deercreek Dr.
(North side of Deercreek Dr., West of Teibel's Nature Preserve)

Petitioner(s): Daniel Elzinga

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

Purpose: To allow a front yard setback of more than 50 feet

APPROVED _____ DEFERRED _____ DENIED _____

F. B.Z.A. Case #19-9-27 1398 Deercreek Dr. – Daniel Elzinga

General Location: 1398 Deercreek Dr.
(North side of Deercreek Dr., West of Teibel's Nature Preserve)

Petitioner(s): Daniel Elzinga

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

Purpose: To allow a reduction of the side yard setback from 30 feet to 10 feet

APPROVED _____ DEFERRED _____ DENIED _____

G. B.Z.A. Case #19-9-28 1398 Deercreek Dr. – Daniel Elzinga

General Location: 1398 Deercreek Dr.
(North side of Deercreek Dr., West of Teibel's Nature Preserve)

Petitioner(s): Daniel Elzinga

Request: Developmental Variance as required by Ordinance No. 1797, Title III,
Section 4, Paragraph E (1)

Purpose: To allow a reduction of the setback from a permanent water body from 200
feet to 45 feet

APPROVED _____ DEFERRED _____ DENIED _____

H. B.Z.A. Case #19-9-29 1398 Deercreek Dr. – Daniel Elzinga

General Location: 1398 Deercreek Dr.
(North side of Deercreek Dr., West of Teibel's Nature Preserve)

Petitioner(s): Daniel Elzinga

Request: Developmental Variance as required by Ordinance No. 1797, Title XVII,
Section 5, Paragraph A

Purpose: To allow a lot that does not have direct frontage on a public road, the lot
will have access to a public road via an ingress-egress easement

APPROVED _____ DEFERRED _____ DENIED _____

III. COMMISSION BUSINESS

A. Review B.Z.A. Case #19-6-20 750-4 Nicholas St. – Jason Noonan
2nd story addition above approved 3rd bay of garage

B. Findings of Fact:

1. B.Z.A. Case #19-7-21 41 U.S. 41 (Proposed: Dental Office – 1 Smile)
Petitioner(s): LPR Dental, LLC
Developmental Variance to allow thirteen (13) parking spaces for business
(39 Required) APPROVED W/CONDITIONS (3-0) 7/22/2019

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