TOWN OF SCHERERVILLE

10 EAST JOLIET STREET
SCHERERVILLE, IN 46375

AGENDA
BOARD OF ZONING APPEALS PUBLIC MEETING
MONDAY, OCTOBER 26, 2026 – 6:00 P.M.

I. **CALL TO ORDER**
- A. Pledge of Allegiance
- B. Roll Call
- C. Approve Minutes of September 28, 2026

II. **PUBLIC ACTION AND PUBLIC HEARINGS**

A. B.Z.A. Case #26-10-36 725 Oakside Dr. - With Open Arms Residential Care, LLC

General Location: 725 Oakside Dr. – Lot 1, Woodland Heights 1st Addition

Petitioner(s): With Open Arms Residential Care, LLC – Kardetra Redmond

Request: Variance of Use as required by Ordinance No. 2004, Title IV, Section 2

Purpose: To allow a private non-medical senior-living companion home to house a maximum of seven (7) senior residents with provided 24-hr. household support, companionship, and non-medical personal care assistance

FAVORABLE _____ UNFAVORABLE _____ NO RECOMMENDATION _____

BOARD OF ZONING APPEALS
APPOINTED BY TOWN COUNCIL TO 4-YEAR TERMS

Michael Davis	**Tom Kouros**	**Michael O'Rourke**	**William Jarvis**	**Edward Olszewski**
2026 Chairman	2026 Vice Chairman	2026 Secretary	2026 Member	2026 Member
1/1/2026 to 12/31/2029	1/1/2023 to 12/31/2026	1/1/2025 to 12/31/2028	1/1/2023 to 12/31/2026	1/1/2026 to 12/31/2027

III. **COMMISSION BUSINESS**

A. Findings of Facts:

1. B.Z.A. Case #26-9-31 1950 U.S. 41 - Speedway Gas Station
   Petitioner(s): Deaco Group – Lorae Deagon/Chad Strauss
   Represented by: Wieser & Wyllie, LLP – Attorney James L. Wieser
   Variance of Use as required by Ordinance No. 2004, Title XVI, Section 5, Paragraph C (3)
   To allow the operation of an automobile service station within the U.S. 41 Commercial Corridor Overlay District
   FAVORABLE RECOMMENDATION TO TOWN COUNCIL (5-0) 9/28/26

2. B.Z.A. Case #26-9-32 1950 U.S. 41 - Speedway Gas Station
   Petitioner(s): Deaco Group – Lorae Deagon/Chad Strauss
   Represented by: Wieser & Wyllie, LLP – Attorney James L. Wieser
   Developmental Variance as required by Ordinance No. 2004, Title XI, Section 4, Paragraph C (3) - Front Yard Setback 60 feet with a 20-foot landscaping strip along the front right-of-way – Existing 13-foot setback with no landscaping along the front right-of-way
   APPROVED W/CONTINGENCIES (5-0) 9/28/26

3. B.Z.A. Case #26-9-33 1950 U.S. 41 - Speedway Gas Station
   Petitioner(s): Deaco Group – Lorae Deagon/Chad Strauss
   Represented by: Wieser & Wyllie, LLP – Attorney James L. Wieser
   Developmental Variance as required by Ordinance No. 2004, Title XVII, Section 15, Paragraph E (4) - Outdoor lighting shall be designed so that any overspill of lighting onto adjacent properties shall not exceed three-tenths (3/10) foot candles measured vertically and three-tenths (3/10) horizontally onto adjacent properties
   APPROVED W/CONTINGENCIES (5-0) 9/28/26

4. B.Z.A. Case #26-9-34 1950 U.S. 41 - Speedway Gas Station
   Petitioner(s): Deaco Group – Lorae Deagon/Chad Strauss
   Represented by: Wieser & Wyllie, LLP – Attorney James L. Wieser
   Developmental Variance as required by Ordinance No. 2004, Title XIX, Section 6, Paragraph C (2) - Monument Sign Setback Minimum of 10-feet from all public right-of-ways and/or driveways – Requesting 1’ APPROVED W/CONTINGENCIES (5-0) 9/28/26

5. B.Z.A. Case #26-9-35 1950 U.S. 41 - Speedway Gas Station
   Petitioner(s): Deaco Group – Lorae Deagon/Chad Strauss
   Represented by: Wieser & Wyllie, LLP – Attorney James L. Wieser
   Developmental Variance as required by Ordinance No. 2004, Title XX, Section 4, Paragraph D (2) - 15 Parking Stalls Required – Provided 13
   APPROVED W/CONTINGENCIES (5-0) 9/28/26

B. 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 Sulek 48 hours in advance at 219-322-2211, Ext. 1305 or email to dsulek@schererville.org