



Town of Schererville

PLANNING AND BUILDING DEPARTMENT

AGENDA
BOARD OF ZONING APPEALS PUBLIC MEETING
MONDAY, JANUARY 25, 2021
PUBLIC MEETING – 6:00 P.M.
10 EAST JOLIET ST., SCHERERVILLE, IN

I. CALL TO ORDER

A. Pledge of Allegiance

II. COMMISSION BUSINESS

A. Introduction of New Member

B. Election of Officers

C. Appointment of Attorney

D. Approve Minutes of the Board of Zoning Appeals Meeting of November 23, 2020

E. Findings of Fact:

1. B.Z.A. Case #20-10-27 162 W. Elizabeth Dr.
Petitioner(s): Robert & Alice Severin
Developmental Variance – To allow the continuation of the on-site storage of a Class A Motorhome RV in the rear yard
APPROVED W/CONTINGENCIES (3-2) 11/23/20
2. B.Z.A. Case #20-11-28 222 U.S. 41 – Microblading Boutique
Petitioner(s): Jessica Rivera
Variance of Use – To allow microblading services/cosmetic tattooing
FAVORABLE RECOMMENDATION TO TOWN COUNCIL (5-0) 11/23/20

3. B.Z.A. Case #20-11-29 1516-1530 U.S. 41 – Inside Storage Facility and Retail Space
Petitioner(s): Novogroder Properties, LLC
Variance of Use – To allow the Western (Rear) 100’ and Southern 73’ of the existing building to be used a two-story inside storage facility.
UNFAVORABLE RECOMMENDATION TO TOWN COUNCIL (5-0) 11/23/20

F. Correspondence

III. OLD BUSINESS

A.

IV. PUBLIC ACTION AND PUBLIC HEARINGS

- A. B.Z.A. Case #21-1-1 2943 Balkan Dr. – James P. & Jean McBride

General Location: 2943 Balkan Dr.

Petitioner(s): GRNE Solutions, LLC – Indiana, d/b/a GRNE Solar – Kendall Ludwig

Request: Developmental Variance as required by Ordinance No. 1797, Title XVII,
Section 22, Paragraph C (3)

Purpose: To allow 762 Sq. Ft. of roof-mounted solar panels (Max. allowed 80 Sq. Ft.)

APPROVED _____ DEFERRED _____ DENIED _____

- B. B.Z.A. Case #21-1-2 2943 Balkan Dr. – James P. & Jean McBride

General Location: 2943 Balkan Dr.

Petitioner(s): GRNE Solutions, LLC – Indiana, d/b/a GRNE Solar – Kendall Ludwig

Request: Developmental Variance as required by Ordinance No. 1797, Title XVII,
Section 22, Paragraph C (1)

Purpose: To allow roof-mounted solar panels to be installed facing South, side yard
(Facing Rear Yard Only)

APPROVED _____ DEFERRED _____ DENIED _____

C. B.Z.A. Case #21-1-3 5739 Wildrose Ln. – Joseph R. & Megan K. Carlson

General Location: 5739 Wildrose Ln.

Petitioner(s): Jefferson Electric – David Spoonemoor

Request: Developmental Variance as required by Ordinance No. 1797, Title XVII,
Section 22, Paragraph C (3)

Purpose: To allow 374.04 Sq. Ft. of roof-mounted solar panels facing rear yard

APPROVED _____ DEFERRED _____ DENIED _____

D. B.Z.A. Case #21-1-4 1906-1912 U.S. 41 – (Proposed: Retail Plaza)

General Location: 1906-1912 U.S. 41

Petitioner(s): 1902 U.S. 41, LLC – Attorney, James L. Wieser, Wieser & Wyllie LLP

Request: Variance of Use as required by Ordinance No. 1797, Title XVI, Section 5,
Paragraph C (3)

Purpose: To allow two (2) potential drive-through service areas within the
development of the site

FAVORABLE _____ UNFAVORABLE _____ NO RECOMMENDATION _____

V. **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@scherrerville.org