



# Town of Schererville

PLANNING AND BUILDING DEPARTMENT

AGENDA  
BOARD OF ZONING APPEALS PUBLIC MEETING  
MONDAY, AUGUST 23, 2021  
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 July 26, 2021

**II. PUBLIC ACTION AND PUBLIC HEARINGS**

- A. B.Z.A. Case #21-8-12 2147 U.S. 41 – Moda Beauty Bar

General Location: 2147 U.S. 41 – Resubdivision of Oakside Place, Lot 1

Petitioner(s): Moda Beauty Bar – Sasha Wall

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

Purpose: To allow semi-permanent make-up/micro blading services

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

- B. B.Z.A. Case #21-8-13 1320 H.Parker Ct. – Christopher Cable

General Location: 1320 H. Parker Ct.–Estates of Auburn Meadows, Phase 2, Lot 12

Petitioner(s): Windfree Wind & Solar Design Energy  
Jack Johannesson & Mark Anderson

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

Purpose: To allow 509.1 Sq. Ft. of roof-mounted solar panels (80 Sq. Ft. Maximum)

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 #21-8-14 4963 W. 85<sup>th</sup> Ave. – Robert P. & Lisa A. Lopez

General Location: 4963 W. 85<sup>th</sup> Ave. – Pine Island Ridge, Unit 6, Lot 163

Petitioner(s): Power Home Solar – Melne Hughes

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

Purpose: To allow 447.3 Sq. Ft. of roof-mounted solar panels (80 Sq. Ft. Maximum)

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

D. B.Z.A. Case #21-8-15 730 Kathleen Dr. – Leigh E. & Betty Bauman

General Location: 730 Kathleen Dr. – Cline Meadows, Unit 2, Lot 63 (Corner Lot)

Petitioner(s): Tron Solar, LLC – Lester Gray

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

Purpose: To allow several roof-mounted solar panels to be installed facing front yard  
(East) and (South) side yard (Required to be facing rear yard only)

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

E. B.Z.A. Case #21-8-16 730 Kathleen Dr. – Leigh E. & Betty Bauman

General Location: 730 Kathleen Dr. – Cline Meadows, Unit 2, Lot 63 (Corner Lot)

Petitioner(s): Tron Solar, LLC – Lester Gray

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

Purpose: To allow 589 Sq. Ft. of roof-mounted solar panels (80 Sq. Ft. Maximum)

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

F. B.Z.A. Case #21-8-17 108 Seville Ct. – Beverly L. Madrid

General Location: 108 Seville Ct. – Casa Bella 2<sup>nd</sup> Addition, Unit 3, Lot 25

Petitioner(s): SureFire Sales Solutions, LLC – Paul Smith, CEO

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

Purpose: To allow several roof-mounted solar panels to be installed facing front yard (East) and (South) side yard (Required to be facing rear yard only)

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

G. B.Z.A. Case #21-8-18 108 Seville Ct. – Beverly L. Madrid

General Location: 108 Seville Ct. – Casa Bella 2,d Addition, Unit 3, Lot 25

Petitioner(s): SureFire Sales Solutions, LLC – Paul Smith, CEO

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

Purpose: To allow 633.22 Sq. Ft. of roof-mounted solar panels (80 Sq. Ft. Maximum)

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

H. B.Z.A. Case #21-8-19 2707 Mockingbird Dr. – Rigal & Daniella G. Loubeau

General Location: 2707 Mockingbird Dr. – Harvest Manor, Unit 1, Section 4, Lot 133 (Corner Lot)

Petitioner(s): Modern Mill Solar, LLC – Ron Arnott

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

Purpose: To allow several roof-mounted solar panels to be installed facing (East & West) side yards (Required to be facing rear yard only)

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

I. B.Z.A. Case #21-8-20 2707 Mockingbird Dr. – Rigal & Daniella G. Loubeau

General Location: 2707 Mockingbird Dr. – Harvest Manor, Unit 1, Section 4, Lot 133 (Corner Lot)

Petitioner(s): Modern Mill Solar, LLC – Ron Arnott

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

Purpose: To allow 505.68 Sq. Ft. of roof-mounted solar panels (80 Sq. Ft Maximum)

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



### **III. COMMISSION BUSINESS**

#### **A. Findings of Fact:**

1. B.Z.A. Case #21-7-11 341 Indianapolis Blvd. – (Proposed: Food Establishment W/Drive-Thru)  
Petitioner(s): Luke Land, LLC – Dan Tursman, Director of Development  
Petitioner's Case Withdrawal - Variance of Use as required by Ordinance No. 1797, Title XVI, Section 5, Paragraph C (3) – To allow a drive-thru lane in the development located within the U.S. 41 Commercial Corridor Overlay District  
APPROVED (5-0) 7/26/21

#### **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 R. Sulek 48 hours in advance at (219) 322-2217, Ext. 1305 or by email to [dsulek@scherrerville.org](mailto:dsulek@scherrerville.org)