



# Town of Schererville

PLANNING AND BUILDING DEPARTMENT

AGENDA  
BOARD OF ZONING APPEALS PUBLIC MEETING  
MONDAY, NOVEMBER 22, 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 October 25, 2021

**II. PUBLIC ACTION AND PUBLIC HEARINGS**

- A. B.Z.A. Case #21-11-22 67<sup>th</sup> & U.S. 41 – (Proposed: Drive-thru)

General Location: Southeast corner of 67<sup>th</sup> Ave. & U.S. 41

Petitioner(s): David Hene – Location Finders International  
Amanda Schwerin - HDGroup

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

Purpose: To allow a drive-thru lane within the U.S. 41 Commercial Corridor Overlay District

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

- B. B.Z.A. Case #21-11-23 1635 Schafer Dr. – Pegi Davis

General Location: 1635 Schafer Dr. – Park Manor, Sixth Addition, Lot 8

Petitioner(s): Pegi Davis

Request: Developmental Variance as required by Ordinance No. 1797, Title V, Section 7, Paragraph A

Purpose: To allow an 880 Sq. Ft. Detached Garage (Maximum Allowed 520 Sq. Ft.)

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

C. B.Z.A. Case #21-11-24 7009 Cline Ave. – Nina Tica

General Location: 7009 Cline Ave.

Petitioner(s): Power Home Solar, LLC – Melne Hughes

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

Purpose: To allow 434.28 Sq. Ft. of ground-mounted solar panels  
(80 Sq. Ft. Maximum Allowed)

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

D. B.Z.A. Case #21-11-25 8627 Hanley Ln. –  
Mahmud Abdul Jaber Issa and Samira Abelghani Issa

General Location: 8627 Hanley Ln. – Lot 26, Pine Island Ridge Subdivision, Unit 32

Petitioner(s): Power Home Solar, LLC – Melne Hughes

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

Purpose: To allow 296.10 Sq. Ft. of roof-mounted solar panels  
(80 Sq. Ft. Maximum Allowed)

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

E. B.Z.A. Case #21-11-26 119 Seville Ct. – Christian M. Gaal

General Location: 119 Seville Ct. – Lot 32, Unit 3, Casa Bella 2<sup>nd</sup> Addition

Petitioner(s): Power Home Solar, LLC – Evelyn Pozos

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

Purpose: To allow 296.10 Sq. Ft. of roof-mounted solar panels  
(80 Sq. Ft. Maximum Allowed)

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

F. B.Z.A. Case #21-11-27 8387 Pine Island Dr. – Kurt P. Krueger

General Location: 8387 Pine Island Dr. –  
Lot 142, Pine Island Ridge Subdivision, Unit 6

Petitioner(s): Power Home Solar, LLC – Evelyn Pozos

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

Purpose: To allow 294.90 Sq. Ft. of roof-mounted solar panels  
(80 Sq. Ft. Maximum Allowed)

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

G. B.Z.A. Case #21-11-28 8472 Porter Pl. – Ramiro M. Ramirez III & Laura Ramirez

General Location: 8472 Porter Pl. – Lot 169, Pine Island Ridge Subdivision, Unit 6

Petitioner(s): Power Home Solar, LLC – Evelyn Pozos

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

Purpose: To allow roof-mounted solar panels to face front(East) and(West)side yards  
(Required to face rear yard only)

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

H. B.Z.A. Case #21-11-29 8472 Porter Pl. – Ramiro M. Ramirez III & Laura Ramirez

General Location: 8472 Porter Pl. – Lot 169, Pine Island Ridge Subdivision, Unit 6

Petitioner(s): Power Home Solar, LLC – Evelyn Pozos

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

Purpose: To allow 355.32 Sq. Ft. of roof-mounted solar panels  
(80 Sq. Ft. Maximum Allowed)

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

**III. COMMISSION BUSINESS**

A. Cancellation of December Board of Zoning Appeals Public Meeting

B. Findings of Fact:

1. B.Z.A. Case #21-10-21 1675 U.S. 41 – (Proposed: Drive-thru)  
Petitioner(s): Schererville Retail Management, LLC – Jordan Chapman  
Variance of Use as required by Ordinance No. 1797, 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 T.C. W/CONDITION (3-0)

**IV. ADJOURNMENT**