



# Town of Schererville

PLANNING AND BUILDING DEPARTMENT

AMENDED AGENDA  
BOARD OF ZONING APPEALS PUBLIC MEETING  
MONDAY, JANUARY 24, 2022  
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 22, 2021

E. Findings of Fact:

1. B.Z.A. Case #21-11-22 67<sup>th</sup> & U.S. 41 (Proposed: Drive-thru)  
Petitioner(s): David Hene – Location Finders International &  
Amanda Schwerin – HDGroup  
Variance of Use – To allow a drive-thru lane within the U.S. 41 Commercial  
Corridor Overlay District  
FAVORABLE RECOMMENDATION TO TOWN COUNCIL (5-0) 11/22/21
2. B.Z.A. Case #21-11-23 1635 Schafer Dr. – Pegi Davis  
Petitioner(s): Pegi Davis  
Developmental Variance – To allow an 880 Sq. Ft. Detached Garage  
APPROVED W/CONTINGENCIES (4-1) 11/22/21
3. B.Z.A. Case #21-11-24 7009 Cline Ave. – Nina Tica  
Petitioner(s): Power Home Solar, LLC – Melne Hughes  
Developmental Variance – To allow 434.28 Sq. Ft. of ground-mounted solar panels  
APPROVED (5-0) 11/22/21

4. B.Z.A. Case #21-11-25 8627 Hanley Ln. – Mahmud Abjul Jaber Issa & Samira Abelghani Issa  
 Petitioner(s): Power Home Solar, LLC – Melne Hughes  
 Developmental Variance – To allow 296.10 Sq. Ft. of roof-mounted solar panels  
 APPROVED (5-0) 11/22/21
5. B.Z.A. Case #21-11-26 119 Seville Ct. – Christian M. Gaal  
 Petitioner(s): Power Home Solar, LLC – Evelyn Pozos  
 Developmental Variance – To allow 296.10 Sq. Ft. of roof mounted solar panels  
 APPROVED (5-0) 11/22/21
6. B.Z.A. Case #21-11-27 8387 Pine Island Dr. – Kurt P. Krueger  
 Petitioner(s): Power Homes Solar, LLC – Evelyn Pozos  
 Developmental Variance – To allow 294.90 Sq. Ft. of roof-mounted solar panels  
 APPROVED (5-0) 11/22/21

**III. PUBLIC ACTION AND PUBLIC HEARINGS**

- A. B.Z.A. Case #22-1-1 1855 U.S. 41 – McDonald’s

General Location: 1855 U.S. 41- McDonald’s Schererville Addition, Lot 1

Petitioner(s): Jose Guitierrez-McDonald’s USA, LLC/Ken Becvar– Integrity Sign Co.

Request: Developmental Variance as required by Ordinance No. 1797, Title XIX, Section 10, Paragraph D

Purpose: To allow two (2) 19.9 Sq. Ft. Digital Menu Boards – (Maximum allowed 18 Sq. Ft. Each)

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

- B. B.Z.A. Case #22-1-2 1855 U.S. 41 – McDonald’s

General Location: 1855 U.S. 41- McDonald’s Schererville Addition, Lot 1

Petitioner(s): Jose Guitierrez–McDonald’s USA, LLC/Ken Becvar– Integrity Sign Co.

Request: Developmental Variance as required by Ordinance No. 1797, Title XIX, Section 10, Paragraph D

Purpose: To allow two (2) Digital Preview Boards in addition to two (2) Menu Boards (One (1) informational sign (menu, pricing, etc.) shall be permitted per order station)

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

**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@schererville.org](mailto:dsulek@schererville.org)