



Town of Schererville

PLANNING AND BUILDING DEPARTMENT

AGENDA
BOARD OF ZONING APPEALS PUBLIC MEETING
MONDAY, SEPTEMBER 26, 2022
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 August 22, 2022

II. PUBLIC ACTION AND PUBLIC HEARINGS

- A. B.Z.A. Case #22-9-21 126 W. Joliet St. – Lotton Development – Steve Kil

General Location: 126 W. Joliet St.

Petitioner(s): Lotton Development – Steve Kil

Request: Developmental Variance as required by Ordinance No. 1797, Title XVI,
Section 6

Purpose: To allow construction of a single family home within the Joliet St. Overlay District

APPROVED _____ DEFERRED _____ DENIED _____

- B. B.Z.A. Case #22-9-22 126 W. Joliet St. – Lotton Development – Steve Kil

General Location: 126 W. Joliet St.

Petitioner(s): Lotton Development – Steve Kil

Request: Developmental Variance as required by Ordinance No. 1797, Title V, Section 4
Paragraph A

Purpose: To allow a lot area of 6,750 Sq. Ft. with a lot width of 50' at the building line
(8,750 Sq. Ft. lot area and 70' at the building line Required)

APPROVED _____ DEFERRED _____ DENIED _____

10 EAST JOLIET STREET • SCHERERVILLE, IN 46375
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C. B.Z.A. Case #22-9-23 126 W. Joliet St. – Lotton Development – Steve Kil

General Location: 126 W. Joliet St.

Petitioner(s): Lotton Development – Steve Kil

Request: Developmental Variance as required by Ordinance No. 1797, Title V, Section 4, Paragraph C

Purpose: To allow 5’ side yards (7’ Required)

APPROVED _____ DEFERRED _____ DENIED _____

D. B.Z.A. Case #22-9-24 730 Kathleen Dr. – Leigh & Betty Bauman

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

Petitioner(s): Tron Solar, LLC – Andy Beckett

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

Purpose: To allow 508 Sq. Ft. of ground-mounted solar panels

APPROVED _____ DEFERRED _____ DENIED _____

E. B.Z.A. Case #22-9-25 275 U.S. 30 – DC Commercial, Lot 2 (Proposed: Drive-thru)

General Location: 275 U.S. 30 – DC Commercial, Lot 2

Petitioner(s): Sumac, Inc. – Nick Georgiou

Request: Variance of Use as required by Ordinance No. 1797, Title XVI, Section 4, Paragraph C (2) ix

Purpose: To allow a retail building with a drive-thru lane located within the U.S. 30 Commercial Corridor Overlay District

FAVORABLE _____ UNFAVORABLE _____ NO RECOMMENDATION _____

F. B.Z.A. Case #22-9-26 1555 U.S. 41 - Wal Mart Stores, Inc.

General Location: 1555 U.S. Hwy. 41

Petitioner(s): Wal Mart Stores, Inc. – Jamie Harris, Store Manager

Request: Variance of Use as required by Ordinance No. 1797, Title XVII, Section 17

Purpose: To allow (15) 20’ X 10’ portable storage containers to be placed within the fenced garden center, yearly, to be placed on or after September 15th and removed no later than January 31st of every year

FAVORABLE _____ UNFAVORABLE _____ NO RECOMMENDATION _____

III. COMMISSION BUSINESS

A. Review B.Z.A. Case #19-6-20 7504 Nicholas St. – Jason Noonan
Developmental Variance to allow a 4’ encroachment over the building line on a corner lot (To allow the construction of an additional 27’ X 12’ bay to existing garage w/8’ garage door height)
APPROVED 6/24/2019

**Revisited by B.Z.A. on 9/23/2019 – 2nd story above garage bay APPROVED 9/23/2019

B. Findings of Fact:

1. B.Z.A. Case #22-8-15 9408 W. 77th Ave. – Timothy M. & Brianne J. O’Rourke
Developmental Variance as required by Ordinance No. 1797, Title IV, Section 7,
Paragraph A - To allow construction of a 1,350 Sq. Ft. detached garage
APROVED (4-0) 8/22/22
2. B.Z.A. Case #22-8-16 9408 W. 77th Ave. – Timothy M. & Brianne J. O’Rourke
Developmental Variance as required by Ordinance No. 1797, Title IV, Section 7,
Paragraph B - To allow 14’ garage door height APROVED (4-0) 8/22/22
3. B.Z.A. Case #22-8-17 516 Spivak Dr. – Timothy S. Traynor/Tron Solar
Developmental Variance as required by Ordinance No. 1797, XVII Section 22, Paragraph C
(3) – To allow 799 Sq. Ft. of roof-mounted solar panels APPROVED (4-0) 8/22/22
4. B.Z.A. Case #22-8-18 516 Spivak Dr. – Timothy S. Traynor/Tron Solar
Developmental Variance as required by Ordinance No. 1797, XVII Section 22, Paragraph C
(1) – To allow roof-mounted solar panels to be facing North & South side yards
APPROVED (4-0) 8/22/22
5. B.Z.A. Case #22-8-19 108 Seville Ct. – Beverly Madrid/Windfree Solar
Developmental Variance as required by Ordinance No. 1797, Title XVII, Section 22,
Paragraph C (3) – To allow 319 Sq. Ft. of roof-mounted solar panels
APPROVED (4-0) 8/22/22
6. B.Z.A. Case #22-8-20 108 E. Joliet St. – (Proposed: The Private Room)
Variance of Use as required by Ordinance No. 1797, Title XVI, Section 6, Paragraph C – To
event rental space within the Joliet Street Commercial Corridor Overlay District
NO RECOMMENDATION TO TOWN COUNCIL (4-0) 8/22/22

IV. ADJOURNMENT