



Town of Schererville

PLANNING AND BUILDING DEPARTMENT

AGENDA
BOARD OF ZONING APPEALS PUBLIC MEETING
MONDAY, MARCH 27, 2023
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 February 27, 2023

II. PUBLIC ACTION AND PUBLIC HEARINGS

- A. B.Z.A. Case #23-3-3 1297 Wildflower Way – Aleksandra Trifunovic

General Location: 1297 Wildflower Way – Estates of Auburn Meadow Phase II, Lot 17

Petitioner(s): Aleksandra Trifunovic

Request: Developmental Variance as required by Ordinance No. 1797, Title XVII, Section 13, Paragraph A

Purpose: To amend the Developmental Variance approved on May 23, 2022 to allow a 6' high fence to extend 12' over the building line on a corner lot – requesting to add an additional 13'. If approved the fence will be 5' from the edge of sidewalk on a corner lot

APPROVED _____ DEFERRED _____ DENIED _____

- B. B.Z.A. Case #23-3-4 1516 U.S. 41 – (Proposed: D-Bat Training Facility)
F/K/A: Ashley Furniture

General Location: 1516-1530 U.S. 41 – Fountain Park Subdivision (Resubdivision of Lot 5 and Part of Lot 8), Lot 1

Petitioner(s): S.E. Hamilton Enterprises, LLC – Sean Hamilton

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

Purpose: To allow a baseball and softball training facility within the U.S. 41 Commercial Corridor Overlay District

FAVORABLE _____ UNFAVORABLE _____ NO RECOMMENDATION _____

III. COMMISSION BUSINESS

A. B.Z.A. Case #22-11-30 438 Hilbrich Dr. – Sanjin Cancar
Petitioner(s): Jefferson Electric, LLC – Rob Walsman
Developmental Variance - To allow 488.3 Sq. Ft. of roof-mounted solar
(80 Sq. Ft. Maximum) APPROVED W/CONDITIONS (3-0) 2/27/23

B. B.Z.A. Case #22-11-31 438 Hilbrich Dr. – Sanjin Cancar
Petitioner(s): Jefferson Electric, LLC – Rob Walsman
Developmental Variance - To allow several roof-mounted solar panels to be installed
facing side yards West and Northeast APPROVED W/CONDITIONS (3-0) 2/27/23

C. B.Z.A. Case #23-2-2 7860 Burr St. – Care First Immediate Care/Imaging Center
Methodist Hospital
Petitioner(s): Lamar Outdoor Advertising – Shawn Pettit
Variance of Use - To permit the relocation of an existing static, 10.5' X 36' off-
premise advertising structure to be relocated 600' to the East, placed at a zero setback
on side and front yards with an overall height of 48'

FAVORABLE RECOMMENDATION TO TOWN COUNCIL W/CONDITIONS (3-0) 2/27/23

IV. ADJOURNMENT