



Town of Schererville

PLANNING AND BUILDING DEPARTMENT

AGENDA
BOARD OF ZONING APPEALS PUBLIC MEETING
MONDAY, FEBRUARY 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 January 23, 2023

II. PUBLIC ACTION AND PUBLIC HEARINGS

- A. B.Z.A. Case #22-11-30 438 Hilbrich Dr. – Sanjin Cancar

General Location: 438 Hilbrich Dr. – Lake of the Meadows, Lot 25

Petitioner(s): Jefferson Electric, LLC – Rob Walsman

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

Purpose: To allow 488.3 Sq. Ft. of roof-mounted solar (80 Sq. Ft. Maximum)

APPROVED _____ DEFERRED _____ DENIED _____

- B. B.Z.A. Case #22-11-31 438 Hilbrich Dr. – Sanjin Cancar

General Location: 438 Hilbrich Dr. – Lake of the Meadows, Lot 25

Petitioner(s): Jefferson Electric, LLC – Rob Walsman

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 side yards West and Northeast

APPROVED _____ DEFERRED _____ DENIED _____

C. B.Z.A. Case #23-2-2 7860 Burr St. – Care First Immediate Care/Imaging Center
Methodist Hospital

General Location: 7860 Burr St. – Diagnostic Plaza Addition, Lot 1

Petitioner(s): Lamar Outdoor Advertising – Shawn Pettit

Request: Variance of Use as required by Ordinance No. 1797, Title XIX, Section 4,
Paragraph O

Purpose: 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 _____ UNFAVORABLE _____ NO RECOMMENDATION _____

III. COMMISSION BUSINESS

A. B.Z.A. Case #22-11-29 31 W. U.S. 30 – Advance Financial Federal Credit Union

Petitioner(s): Vanadco Signs – Tim Overmyer

Developmental Variance - To allow portions of the display areas of the free-standing
sign larger than 24 sq. ft. and a programmable message display area of over 15%
(Requesting 40 Sq. Ft. for each display area and a programmable message display area
of over 15%)

APPROVED W/CONDITIONS (4-1) 1/23/23

B. B.Z.A. Case #23-1-1 5625 Burr Ridge Circle -

Rajesh Reddy Ryapaku & Swetha Talusani

Petitioner(s): Rajesh Reddy Ryapaku

Developmental Variance - To allow construction of a 6-foot high vinyl fence to extend
a maximum 30-feet over the building line on a corner lot

APPROVED W/CONDITIONS (5-0) 1/23/23

IV. ADJOURNMENT