



Town of Schererville

PLANNING AND BUILDING DEPARTMENT

AGENDA
BOARD OF ZONING APPEALS PUBLIC MEETING
MONDAY, NOVEMBER 28, 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 September 26, 2022

II. PUBLIC ACTION AND PUBLIC HEARINGS

- A. B.Z.A. Case #22-11-27 7427 Taylor St. – Robert & Consuelo Del Corno

General Location: 7427 Taylor St. – Autumn Creek, Block 7, Lot 4

Petitioner(s): Robert Del Corno and/or Consuelo Del Corno

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

Purpose: To allow construction of a 6-foot high vinyl fence to extend 8 feet over the building line on a corner lot

APPROVED _____ DEFERRED _____ DENIED _____

- B. B.Z.A. Case #22-11-28 31 W. U.S. 30 – Advance Financial Federal Credit Union

General Location: 31 W. U.S. 30 – Piazza Trenta, Lot 2

Petitioner(s): Vanadco Signs – Tim Overmyer

Request: Developmental Variance as required by Ordinance No. 1797, Title XIX, Section 6, Paragraph 1 (2)

Purpose: To allow replacement of a free-standing sign on a 151.91' lot width (500' Lot Width Required)

APPROVED _____ DEFERRED _____ DENIED _____

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

General Location: 31 W. U.S. 30 – Piazza Trenta, Lot 2

Petitioner(s): Vanadco Signs – Tim Overmyer

Request: Developmental Variance as required by Ordinance No. 1797, Title XIX, Section 6, Paragraph 1 (4)

Purpose: 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 _____ DEFERRED _____ DENIED _____

D. 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 _____

E. 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 _____

III. COMMISSION BUSINESS

A. Cancellation of December Board of Zoning Appeals Public Meeting

B. Findings of Fact:

1. B.Z.A. Case #22-9-21 126 W. Joliet St. – Lotton Development – Steve Kil
Developmental Variance as required by Ordinance No. 1797, Title XVI, Section 6 -
To allow construction of a single family home within the Joliet St. Overlay District

APPROVED (4-0) 9/26/22

2. B.Z.A. Case #22-9-22 126 W. Joliet St. – Lotton Development – Steve Kil
Developmental Variance as required by Ordinance No. 1797, Title V, Section 4, Paragraph A -
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 (4-0) 9/26/22
3. B.Z.A. Case #22-9-23 126 W. Joliet St. – Lotton Development – Steve Kil
Developmental Variance as required by Ordinance No. 1797, Title V, Section 4, Paragraph C -
To allow 5' side yards (7' Required) APPROVED (4-0) 9/26/22
4. B.Z.A. Case #22-9-24 730 Kathleen Dr. – Leigh & Betty Bauman
Petitioner(s): Tron Solar, LLC – Andy Beckett
Developmental Variance as required by Ordinance No. 1797, Title XVII, Section 22,
Paragraph C (3) - To allow 508 Sq. Ft. of ground-mounted solar panels
APPROVED W/CONDITIONS (4-0) 9/26/22
5. B.Z.A. Case #22-9-25 275 U.S. 30 – DC Commercial, Lot 2 (Proposed: Drive-thru)
Petitioner(s): Sumac, Inc. – Nick Georgiou
Variance of Use as required by Ordinance No. 1797, Title XVI, Section 4, Paragraph C (2) ix -
To allow a retail building with a drive-thru lane located within the U.S. 30 Commercial
Corridor Overlay District
FAVORABLE RECOMMENDATION TO TOWN COUNCIL (4-0) 9/26/22
6. B.Z.A. Case #22-9-26 1555 U.S. 41 - Wal Mart Stores, Inc.
Petitioner(s): Wal Mart Stores, Inc. – Jamie Harris, Store Manager
Variance of Use as required by Ordinance No. 1797, Title XVII, Section 17 -
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 RECOMMENDATION TO TOWN COUNCIL (4-0) 9/26/22

IV. ADJOURNMENT