



# Town of Schererville

PLANNING AND BUILDING DEPARTMENT

AGENDA  
BOARD OF ZONING APPEALS PUBLIC MEETING  
MONDAY, FEBRUARY 22, 2021  
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 25, 2021

**II. PUBLIC ACTION AND PUBLIC HEARINGS**

- A. B.Z.A. Case #21-1-4 1906-1912 U.S. 41 – (Proposed: Retail Plaza)

General Location: 1906-1912 U.S. 41

Petitioner(s): 1902 U.S. 41, LLC – Attorney, James L. Wieser, Wieser & Wyllie LLP

Request: Variance of Use as required by Ordinance No. 1797, Title XVI, Section 5, Paragraph C (3)

Purpose: To allow two (2) potential drive-through service areas within the development of the site

FAVORABLE \_\_\_\_\_ UNFAVORABLE \_\_\_\_\_ NO RECOMMENDATION \_\_\_\_\_

B. B.Z.A. Case #21-2-5 1212 W. Lincoln Hwy. - (Proposed: Used Car Sales)

General Location: 1212 W. Lincoln Hwy. – Motorworks Addition, Lot 1

Petitioner(s): DDS Properties, Inc.

Represented by: Attorney Adam Sworden, Sworden Law P.C.

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

Purpose: To allow a used car sales lot

FAVORABLE \_\_\_\_\_ UNFAVORABLE \_\_\_\_\_ NO RECOMMENDATION \_\_\_\_\_

### **III. COMMISSION BUSINESS**

#### **A. Findings of Fact:**

1. B.Z.A. Case #21-1-1 2943 Balkan Dr. – James P. & Jean McBride  
Petitioner(s): GRNE Solutions, LLC – Amy Doty  
Developmental Variance to allow 762 Sq. Ft. of roof-mounted solar panels (80 Sq. Ft. Max.) APPROVED (4-1) 1/25/21
2. B.Z.A. Case #21-1-2 2943 Balkan Dr. – James P. & Jean McBride  
Petitioner(s): GRNE Solutions, LLC – Amy Doty  
Developmental Variance to allow roof-mounted solar panels to be installed facing South side yard (Rear Yard Only) APPROVED (4-1) 1/25/21
3. B.Z.A. Case #21-1-3 5739 Wildrose Ln. – Joseph R. & Megan K. Carlson  
Petitioner(s): Jefferson Electric – David Spoonemoor  
Developmental Variance to allow 374.4 Sq. Ft. of roof-mounted solar panels to be installed facing rear yard APPROVED (4-1) 1/25/21

#### **B. Correspondence**

### **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@scherville.org](mailto:dsulek@scherville.org)**