

**THE MINUTES OF THE BOARD
OF ZONING APPEALS PUBLIC MEETING
SEPTEMBER 22, 2025**

I. CALL TO ORDER

The Board of Zoning Appeals was called to order at 6:00 P.M. by Chairman Michael Davis at the Schererville Town Hall, 10 E. Joliet St.

A. Pledge of Allegiance

The Pledge of Allegiance was recited.

B. Roll Call

Roll Call was taken with the following members present: Chairman Michael Davis, Vice-Chairman Tom Kouros, and Mr. William Jarvis. Staff present: Town Manager James Gorman, Director of Operations Andrew Hansen, Planning & Building Administrator Denise Sulek, Recording Secretary Megan Schiltz, and Attorney Christian Bartholomew. Absent were Secretary Rick Calinski and Mr. Michael O'Rourke. In the audience was Councilman Tom Schmitt.

C. Approve Minutes of the Board of Zoning Appeals Meeting of August 25, 2025

Mr. Jarvis made a motion to approve which was seconded by Mr. Kouros and carried 3-0.

II. PUBLIC ACTION AND PUBLIC HEARINGS

A. B.Z.A. Case #25-9-14 6301 74th Pl. – Craig A., Carey M. & Ardyth A. Cutler, JTRS

General Location: 6301 74th Pl. – Autumn Creek, Block 1, Lot 6

Petitioner(s): Craig A. Cutler

Request: Developmental Variance as required by Ordinance No. 2004, Title XVII,
Section 14, Paragraph A

Purpose: To allow a sunroom addition to encroach 7 ½ ft. over the 30-foot building
line on a corner lot

Mr. Davis confirmed with Attorney Bartholomew that the Proofs of Publication and Public Notices were in order. Mr. Craig Cutler informed the board that he was seeking a developmental variance for a three seasons room at his residence. Mr. Cutler stated that he was proposing to construct a 10 ft. x 14 ft. three seasons room to be located at the rear of his property which would be unheated and without electric. Mr. Cutler went on to say that the structure would not be used as a bedroom nor would it contain any plumbing or kitchen facilities. Mr. Cutler stated that the proposed addition would be 7.5 ft. over the building line setback because his corner lot was narrow and irregular shaped; making the placement limited to anywhere else in the backyard. Mr. Cutler went on to say that it would not hinder the character or aesthetics of the neighborhood, would not block light or the view, and would not encroach upon neighbors' privacy. Mr. Cutler added that it would not impact drainage, utilities, or emergency access and would be constructed to building codes. Mr. Cutler then stated that when he purchased the home he was unaware that the existing rotted deck and fence were over the building line and had it demoed; assuming there would not be an issue building the proposed addition. Mr. Cutler went on to say that the proposed addition would be inches away from where the prior structure had been for the past eighteen years. Mr. Davis asked if there were any questions from the board. There were none. The matter was opened to the floor. There being no comments the matter was then closed to the floor and returned to the board.

Mr. Jarvis asked if the fence had also been over the building line. Mr. Cutler replied that both the fence and deck, which he tore down in May, were over the line; adding that in comparison to what was there previously, it would be less over the building line. Mr. Jarvis asked if he planned to put the fence back up. Mr. Cutler replied that he would not. Mr. Cutler then showed a color comparison on how much of a difference it would be for the three seasons room being

over the building line than the fence and deck. Mr. Jarvis then asked if the addition would be placed on foundation. Mr. Cutler replied that was correct and that he would be using pavers. Mr. Jarvis then confirmed that there were not any utilities or easements near the proposed addition. Mr. Kouros asked if it was going over the property line. Mr. Cutler responded that it would be 7.5 ft. over the building line, leaving 22.5 ft. to the rest of the property line. Mr. Jarvis made a motion to approve B.Z.A. Case #25-9-14 pursuant to all State, Local, and Federal Regulations. This was seconded by Mr. Kouros and carried 3-0.

III. COMMISSION BUSINESS

A. Findings of Facts:

1. B.Z.A. Case #25-8-13 221 U.S. 41 – Crossroads YMCA
Petitioner(s): Crossroads YMCA
Represented by: DVG Team, Inc. – Russ Pozen, P.E.
Developmental Variance as required by Ordinance No. 2004, Title XX, Section 4,
Paragraph C (3) – To allow a reduction in parking spaces

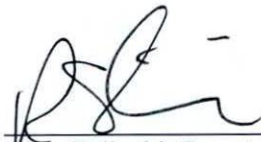
APPROVED (4-0) 8/25/25

Mr. Kouros made a motion to approve which was seconded by Mr. Jarvis and carried 3-0.

IV. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:15 P.M.

Respectfully Submitted:



Rick Calinski, Secretary