



TOWN OF SCHERERVILLE

10 EAST JOLIET STREET
SCHERERVILLE, IN 46375

AGENDA BOARD OF ZONING APPEALS PUBLIC MEETING MONDAY, FEBRUARY 23, 2026 – 6:00 P.M.

I. **CALL TO ORDER**

- A. Pledge of Allegiance
- B. Introduction of New Member
- C. Roll Call
- D. Approve Minutes of January 26, 2026

II. **PUBLIC ACTION AND PUBLIC HEARINGS**

- A. B.Z.A. Case #26-2-17 5800-5830 U.S. Hwy. 30 – Webb Genesis

General Location: 5800-5830 U.S. Hwy. 30 – Clarendale of Schererville, Outlot A

Petitioner(s): Webb Automotive Group – Kelly Webb-Roberts

Represented by: Attorney, James L. Wieser – Wieser & Wyllie, LLP

Request: Developmental Variance as required by Ordinance No. 2004, Title XVII, Section 15, Paragraph E (4)

Purpose: To allow additional site lighting and changes to the photometric plan

APPROVED _____

DEFERRED _____

DENIED _____

BOARD OF ZONING APPEALS APPOINTED BY TOWN COUNCIL TO 4-YEAR TERMS

Michael Davis
2026 Chairman
1/1/2026 to 12/31/2029

Tom Kouros
2026 Vice Chairman
1/1/2023 to 12/31/2026

Michael O'Rourke
2026 Secretary
1/1/2025 to 12/31/2028

William Jarvis
2026 Member
1/1/2023 to 12/31/2026

Edward Olszewski
2026 Member
1/1/2026 to 12/31/2027

B. B.Z.A. Case #26-2-18 2436 U.S. 41 – The Dog Depot

General Location: 2436 U.S. 41 – Crosby's Addition, Lot 1

Petitioner(s): Kelly Turner - The Dog Depot, LLC

Request: Variance of Use as required by Ordinance No. 2004, Title XVI, Section 5, Paragraph C (3)

Purpose: To allow overnight dog boarding and dog daycare facility

FAVORABLE _____ UNFAVORABLE _____ NO RECOMMENDATION _____

III. **COMMISSION BUSINESS**

A. Findings of Facts

1. B.Z.A. Case #26-1-1 2601 Morningside Dr. – Morningside, LLC

Petitioner(s): Morningside LLC

Represented by: Tauber Law, Attorney Jared Tauber and DVG Team, Inc., Engineer, James Hus, Jr. Variance of Use as required by Ordinance No. 2004, Title VI, Section I - To allow a multiple family dwelling consisting of sixteen (16) independent units

FAVORABLE RECOMMENDATION TO TOWN COUNCIL (3-0) 1/26/26

2. B.Z.A. Case #26-1-2 2601 Morningside Dr. – Morningside, LLC

Petitioner(s): Morningside LLC

Represented by: Tauber Law, Attorney Jared Tauber and DVG Team, Inc., Engineer, James Hus, Jr. Developmental Variance as required by Ordinance No. 2004, Title VI, Section 4, (C) (1) Side Yards – To allow two (2) side yards – 0' feet APPROVED (3-0) 1/26/26

3. B.Z.A. Case #26-1-3 2601 Morningside Dr. – Morningside, LLC

Petitioner(s): Morningside LLC

Represented by: Tauber Law, Attorney Jared Tauber and DVG Team, Inc., Engineer, James Hus, Jr. Developmental Variance as required by Ordinance No 2004, Title VI, Section 4, (E) (1) Lot Coverage To allow 35% Lot Coverage APPROVED (3-0) 1/26/26

4. B.Z.A. Case #26-1-4 2601 Morningside Dr. – Morningside, LLC

Petitioner(s): Morningside LLC

Represented by: Tauber Law, Attorney Jared Tauber and DVG Team, Inc., Engineer, James Hus, Jr. Developmental Variance as required by Ordinance No. 2004, Title VI, Section 4, (E) (2) Lot Coverage To remove the requirement of the 2-foot green strip along its rear and side lot lines

APPROVED (3-0) 1/26/26

5. B.Z.A. Case #26-1-5 2601 Morningside Dr. – Morningside, LLC

Petitioner(s): Morningside LLC

Represented by: Tauber Law, Attorney Jared Tauber and DVG Team, Inc., Engineer, James Hus, Jr. Developmental Variance as required by Ordinance No. 2004, Title VI, Section 5, (B), (1) Building Size (Accessory Building) – Accessory Building – To allow two accessory buildings, 2,600 square feet each. The combined sq. footage of the accessory buildings will exceed the allowable size by 4,800 square feet APPROVED (3-0) 1/26/26

6. B.Z.A. Case #26-1-6 2601 Morningside Dr. – Morningside, LLC
Petitioner(s): Morningside LLC
Represented by: Tauber Law, Attorney Jared Tauber and DVG Team, Inc., Engineer, James Hus, Jr.
Developmental Variance as required by Ordinance No. 2004, Title VI, Section 6 Off Street Parking –
To allow 31-parking spaces, including garages, which is deficient with respect to the regulation by
1-space APPROVED (3-0) 1/26/26

7. B.Z.A. Case #26-1-7 2601 Morningside Dr. – Morningside, LLC
Petitioner(s): Morningside LLC
Represented by: Tauber Law, Attorney Jared Tauber and DVG Team, Inc., Engineer, James Hus, Jr.
Developmental Variance as required by Ordinance No. 2004, Title XVII, Section 15 (C) (1) Residential
Lighting Standards – To allow three (3) non-shielded and noncut-off light fixtures for the purpose of
pedestrian illumination and safety APPROVED (3-0) 1/26/26

8. B.Z.A. Case #26-1-8 2601 Morningside Dr. – Morningside, LLC
Petitioner(s): Morningside LLC
Represented by: Tauber Law, Attorney Jared Tauber and DVG Team, Inc., Engineer, James Hus, Jr.
Developmental Variance as required by Ordinance No. 2004, Title XVII, Section 17 (B)
Dumpster/Recycling Box Regulations – To allow the dumpsters/recycling box to remain unscreened from
View APPROVED W/CONDITIONS (3-0) 1/26/26

9. B.Z.A. Case #26-1-9 2633 Morningside Dr. – Morningside, LLC
Petitioner(s): Morningside LLC
Represented by: Tauber Law, Attorney Jared Tauber and DVG Team, Inc., Engineer, James Hus, Jr.
Variance of Use as required by Ordinance No. 2004, Title VI, Section I
To allow a multiple family dwelling consisting of sixteen (16) independent units
FAVORABLE RECOMMENDATION TO TOWN COUNCIL (3-0) 1/26/26

10 B.Z.A. Case #26-1-10 2633 Morningside Dr. – Morningside, LLC
Petitioner(s): Morningside LLC
Represented by: Tauber Law, Attorney Jared Tauber and DVG Team, Inc., Engineer, James Hus, Jr.
Developmental Variance as required by Ordinance No. 2004, Title VI, Section 4, (C) (1) Side Yards
To allow 0-foot side yards APPROVED (3-0) 1/26/26

11. B.Z.A. Case #26-1-11 2633 Morningside Dr. – Morningside, LLC
Petitioner(s): Morningside LLC
Represented by: Tauber Law, Attorney Jared Tauber and DVG Team, Inc., Engineer, James Hus, Jr.
Developmental Variance as required by Ordinance No. 2004, Title VI, Section 4, (E) (1) Lot Coverage
To allow 35% lot coverage APPROVED (3-0) 1/26/26

12. B.Z.A. Case #26-1-12 2633 Morningside Dr. – Morningside, LLC
Petitioner(s): Morningside LLC
Represented by: Tauber Law, Attorney Jared Tauber and DVG Team, Inc., Engineer, James Hus, Jr.
Developmental Variance as required by Ordinance No. 2004, Title VI, Section 4, (E) (2) Lot Coverage
To remove the requirement of the 2-foot green strip along its rear and side lot lines
APPROVED (3-0) 1/26/26

13. B.Z.A. Case #26-1-13 2633 Morningside Dr. – Morningside, LLC

Petitioner(s): Morningside LLC

Represented by: Tauber Law, Attorney Jared Tauber and DVG Team, Inc., Engineer, James Hus, Jr. Developmental Variance as required by Ordinance No. 2004, Title VI, Section 5, (B) (1) – Building Size (Accessory Building) – Accessory Building – To allowed two accessory buildings, 2,050 square feet each. The combined accessory building will exceed the allowable size by 3,700 square feet.

APPROVED (3-0) 1/26/26

14. B.Z.A. Case #26-1-14 2633 Morningside Dr. – Morningside, LLC

Petitioner(s): Morningside LLC

Represented by: Tauber Law, Attorney Jared Tauber and DVG Team, Inc., Engineer, James Hus, Jr. Developmental Variance as required by Ordinance No. 2004, Title VI, Section 6, Off-Street Parking To allow 27-parking spaces, including garages, which is deficient with respect to this regulation by 5 spaces.

APPROVED (3-0) 1/26/26

15. B.Z.A. Case #26-1-15 2633 Morningside Dr. – Morningside, LLC

Petitioner(s): Morningside LLC

Represented by: Tauber Law, Attorney Jared Tauber and DVG Team, Inc., Engineer, James Hus, Jr. Developmental Variance as required by Ordinance No. 2004, Title XVII, Section 15 (C) (1) Residential Lighting Standards – To allow three (3) non-shielded and non-cut-off light fixtures for the purpose of pedestrian illumination and safety

APPROVED (3-0) 1/26/26

16. B.Z.A. Case #26-1-16 2633 Morningside Dr. – Morningside, LLC

Petitioner(s): Morningside LLC

Represented by: Tauber Law, Attorney Jared Tauber and DVG Team, Inc., Engineer, James Hus, Jr. Developmental Variance as required by Ordinance No. 2004, Title XVII, Section 17 (B) Dumpster/Recycling Box Regulations – To be allowed dumpsters/recycling boxes which are not screened from view.

APPROVED (3-0) 1/26/26

B. Correspondence

IV. **ADJOURNMENT**