



Town of Schererville

PLANNING AND BUILDING DEPARTMENT

AGENDA

BOARD OF ZONING APPEALS PUBLIC MEETING

MONDAY, APRIL 28, 2025

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 27, 2025
- D. Cancellation of the May, 2025 Board of Zoning Appeals Public Meeting

II. PUBLIC ACTION AND PUBLIC HEARINGS

- A. B.Z.A. Case #25-4-5 917-955 Eagle Ridge Dr.
(Proposed: Indoor, Climate-Controlled Self-Storage Building)

General Location: 917-955 Eagle Ridge Dr. – Golden Corral Addition, Lot 2, Ex. N. 25ft.

Petitioner(s): Broadfield, LLC

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

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

Purpose: To allow the construction of an Indoor, Climate Controlled Self-Storage Building within the U.S. 41 Commercial Corridor Overlay District

FAVORABLE _____ UNFAVORABLE _____ NO RECOMMENDATION _____

- B. B.Z.A. Case #25-4-6 703 U.S. 41 (Proposed: Drive-thru Lanes)

General Location: 703 U.S. 41– Shoppes of Schererville, Lot 2

Petitioner(s): Raising Cane's Restaurants, LLC & Premier Design Group

Represented by: Premier Design Group, Debbie Stosz & Raising Cane's –
Project Manager, Felicia Bevins

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

Purpose: To allow drive-thru lanes within the U.S. 41 Commercial Corridor Overlay District

FAVORABLE _____ UNFAVORABLE _____ NO RECOMMENDATION _____

10 EAST JOLIET STREET • SCHERERVILLE, IN 46375

PHONE (219) 322-2211 • FAX (219) 865-5504

www.schererville.org

C. B.Z.A. Case #25-4-7 8407 Burr St. – Gary L. Williamson

General Location: 8407 Burr St.

Petitioner(s): Gary L. Williamson

Request: Developmental Variance as required by Ordinance No. 2004, Title IV,
Section 7, Paragraph A

Purpose: To allow the construction of a 1,120 sq. ft. detached garage

APPROVED _____ DEFERRED _____ DENIED _____

D. B.Z.A. Case #25-4-8 8407 Burr St. – Gary L. Williamson

General Location: 8407 Burr St.

Petitioner(s): Gary L. Williamson

Request: Developmental Variance as required by Ordinance No. 2004, Title IV,
Section 3, Paragraph B

Purpose: To allow a detached garage height of 16'6"

APPROVED _____ DEFERRED _____ DENIED _____

III. COMMISSION BUSINESS:

A. Findings of Facts:

1) B.Z.A. Case #25-1-1 751 Lincoln Hwy.

(Proposed: Automotive Service Station W/Car Wash & Retail Development Center)

Petitioner(s): Family Express, Corp.

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

Variance of Use as required by Ordinance No. 2004, Title XVI, Section 4, Paragraph C

(2) - To allow the operation of an automotive service station within the U.S. 30

Commercial Corridor Overlay District, which shall include a retail development center

UNFAVORABLE RECOMMENDATION TO THE TOWN COUNCIL (5-0) 1/27/25

2) B.Z.A. Case #25-1-2 26 Maple Ct. – Ronald C. & Mane DeCastro

Petitioner(s): Dimension Fence, Inc. – Ray Hall, III and Hannah Jackson

Developmental Variance as required by Ordinance No. 2004, Title XVII, Section 14,

Paragraph A - To allow construction of a 6-foot high privacy fence to extend 16-feet

over the 20-foot building line on a corner lot

APPROVED (5-0) 1/27/25

- 3) B.Z.A. Case #25-1-3 Brian Lantz-Proposed: Jarrett's Southern View, Lots 8 and Lot 23
Petitioner(s): Brian Lantz
Represented by: DVG Team Inc. – Engineer, Doug Rettig
Developmental Variance as required by Ordinance No. 2004, Title IV, Section 4,
Paragraph D (2) – To allow a reduction of the side yard setback from 30' to 20' on the
corner lots 8 and 23 of the proposed development

APPROVED W/CONTINGENCIES (4-0) 1/27/25

- 4) B.Z.A. Case #25-1-4 Brian Lantz-Proposed: Jarrett's Southern View, Lots 14 to Lot 17
Petitioner(s): Brian Lantz
Represented by: DVG Team Inc. – Engineer, Doug Rettig
Developmental Variance as required by Ordinance No. 2004, Title IV, Section 4,
Paragraph C – To allow a reduction of the required 30' front yard setback to 25' on lots
14 through 17 of the proposed development

APPROVED (4-0) 1/27/25

IV. ADJOURNMENT