

**THE MINUTES OF THE BOARD  
OF ZONING APPEALS PUBLIC MEETING  
JULY 28, 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, Secretary Rick Calinski, 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 was Mr. Michael O'Rourke.

**C. Approve Minutes of the Board of Zoning Appeals Meeting of June 23, 2025**

Mr. Jarvis made a motion to approve which was seconded by Mr. Kouros and carried 4-0.

**II. PUBLIC ACTION AND PUBLIC HEARINGS**

**A. B.Z.A. Case #25-7-10 8221 Durbin St. – Caleb Johnson**

General Location: 8221 Durbin St. – McFarland Acres Addition, Lot 5

Petitioner(s): Caleb Johnson

Represented by: Howard Johnson, Father

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

Purpose: To allow a garage roof height of 24-feet

Mr. Davis stated that items **A**, **B**, and **C** would be heard together but voted on separately. Mr. Davis asked if proofs of publication were in order. Attorney Bartholomew replied that all proofs of publication and notices were in order. Mr. Howard Johnson stated that he was representing on behalf of his son Caleb Johnson. Mr. Johnson said that the purpose of the garage addition is to store a 36ft. camper and pickup truck. Mr. Johnson went on to say that they would need a taller structure because the camper is almost 13ft. tall. Mr. Johnson said that the addition would be at the north side of the home with an 8ft. setback so that it would not be entirely visible from the street. Mr. Johnson went on to say that they would be using the same material on the siding, roof, and fascia to help blend in with the existing home. Mr. Johnson stated that the reason for the garage door height of 14ft. would be to allow the camper to enter the garage. Mr. Johnson stated that the height of the structure would be for the single pitch of the roof to top right up against the house at 24ft. and because the house is 29ft from the ground, it would make it below that ridge line. Mr. Johnson added that the depth would allow the camper to be stored in the rear and still be able to get his truck in there as well; also leaving room for a few other implements to be stored indoors to neaten things up. Mr. Johnson went on to say that they would be staying 2ft. in from the utility easement in the back of the property leaving ample room for service. Mr. Johnson concluded that he believed they were commensurate with the neighborhood because everyone has large lots with large garages.

Mr. Davis opened the matter to the floor. There being no comments from the floor, the matter was closed to the floor and returned to the board. Mr. Jarvis asked if the 8ft. setback would be from the front or back of the house. Mr. Johnson replied that the addition would begin 8ft. to the rear of the front of the house and then go about 64ft. deep. Mr. Jarvis then asked if the

pitch would be away from the house. Mr. Johnson replied that it would and where they meet the roofline at the rear they would use a 12/12 pitch to blend in. Mr. Johnson added that it would basically be a shed roof with a 4/12 pitch past the back of the home. Mr. Jarvis wanted to verify that the colors would match the existing house. Mr. Johnson responded that it would be the same vinyl, roofing, aluminum soffits and gutters. Mr. Johnson went on to say that there was nowhere else he could store the camper except outside at this time; adding that since there is space on this lot they were hoping to building something to house it.

Mr. Jarvis made a motion to approve B.Z.A. Case#25-7-10 pursuant to all State, Local, and Federal Regulations and that all fees paid to the Town of Schererville be kept current. This was seconded by Mr. Calinski and carried 4-0.

B. B.Z.A. Case #25-7-11 8221 Durbin St. – McFarland Acres Addition, Lot 5

Petitioner(s): Caleb Johnson

Represented by: Howard Johnson, Father

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

Purpose: To allow a 1,152 Sq. Ft. garage addition

For discussion see item A.

Mr. Jarvis made a motion to approve B.Z.A. Case#25-7-11 pursuant to all State, Local, and Federal Regulations and that all fees paid to the Town of Schererville be kept current. This was seconded by Mr. Calinski and carried 4-0.

C. B.Z.A. Case #25-7-12 8221 Durbin St. – Caleb Johnson

General Location: 8221 Durbin St. – McFarland Acres Addition, Lot 5

Petitioner(s): Caleb Johnson

Represented by: Howard Johnson, Father

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

Purpose: To allow a garage door height of 14-feet

For discussion see item A.

Mr. Jarvis made a motion to approve B.Z.A. Case#25-7-12 pursuant to all State, Local, and Federal Regulations and that all fees paid to the Town of Schererville be kept current. This was seconded by Mr. Calinski and carried 4-0.

### III. COMMISSION BUSINESS

A. Findings of Facts:

1) B.Z.A. Case #25-6-9 8016 U.S. 41

(Proposed: Outdoor Advertising Structure)

Petitioner(s): Lamar Advertising – Shawn Pettit

Variance of Use – To allow the construction of a 10.5' X 36' Off –premise advertising  
Structure (billboard) on-site

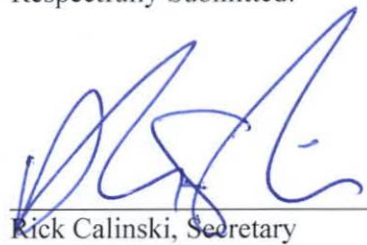
FAVORABLE RECOMMENDATOIN TO THE TOWN COUNCIL (4-0) 6/23/25

Mr. Calinski made a motion which was seconded by Mr. Kouros and carried 4-0.

IV. ADJOURNMENT

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

Respectfully Submitted:



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Rick Calinski, Secretary