



# Town of Schererville

PLANNING AND BUILDING DEPARTMENT

AGENDA  
BOARD OF ZONING APPEALS PUBLIC MEETING  
MONDAY, JANUARY 27, 2025  
PUBLIC MEETING – 6:00 P.M.  
10 EAST JOLIET ST., SCHERERVILLE, IN

**I. CALL TO ORDER**

A. Pledge of Allegiance

**II. COMMISSION BUSINESS**

A. Introduction of New Member

B. Election of Officers

C. Appointment of Attorney

D. Approve Minutes of the Board of Zoning Appeals Meeting of November 25, 2024

E. Findings of Fact:

1. B.Z.A. Case #24-11-15 2230 Grand Ave. – Ollie J. Hall & Jordell Prather  
Petitioner(s): Jordell Prather  
Developmental Variance – To allow construction of a 6-foot high fence to extend 17 feet over bldg. line (Corner Lot) APPROVED (4-0) 11/25/24

**III. PUBLIC ACTION AND PUBLIC HEARINGS**

A. B.Z.A. Case #25-1-1 751 Lincoln Hwy.  
(Proposed: Automotive Service Station w/Car Wash & Retail Development Center)

General Location: 751 Lincoln Hwy.–Resubd. of Lot 1 Von Tobel Addition, Lot 3

Petitioner(s): Family Express Corp.

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

Request: Variance of Use as required by Ordinance No. 2004, Title XVI, Section 4, Paragraph C (2)

Purpose: To allow the operation of an automotive service station within the U.S. 30 Commercial Corridor Overlay District, which shall also include a Retail Development Center

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

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

General Location: 26 Maple Ct. – Lot 103, Plum Creek Village 3<sup>rd</sup> Addition, Block 2

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

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

Purpose: 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 \_\_\_\_\_ DEFERRED \_\_\_\_\_ DENIED \_\_\_\_\_

C. B.Z.A. Case #25-1-3 Brian Lantz – (Commonly Known As: Jarrett’s Southern View)  
(Proposed: Lot 8 and Lot 23 of the proposed development)

General Location: N. of 85<sup>th</sup> Ave., E. of Amber Fields Subdivision and West of  
Manchester Ln. in Pine Hill Subdivision, Unit 2

Petitioner(s): Brian Lantz

Represented by: DVG Team, Inc. – Engineer, Doug Rettig

Request: Developmental Variance as required by Ordinance No. 2004, Title IV,  
Section 4, Paragraph D (2)

Purpose: To allow a reduction of the side yard setback from 30’ to 20’ on the corner  
lots – Lot 8 and Lot 23

APPROVED \_\_\_\_\_ DEFERRED \_\_\_\_\_ DENIED \_\_\_\_\_

D. B.Z.A. Case #25-1-4 Brian Lantz – (Commonly Known As: Jarrett’s Southern View)  
(Proposed: Lots 14 through Lot 17 of the proposed development)

General Location: N. of 85<sup>th</sup> Ave., E. of Amber Fields Subdivision and West of  
Manchester Ln. in Pine Hill Subdivision, Unit 2

Petitioner(s): Brian Lantz

Represented by: DVG Team, Inc. – Engineer, Doug Rettig

Request: Developmental Variance as required by Ordinance No. 2004, Title IV,  
Section 4, Paragraph C

Purpose: To allow a reduction of the required 30’ front yard setback to 25’ on the  
proposed lots 14 through 17

APPROVED \_\_\_\_\_ DEFERRED \_\_\_\_\_ DENIED \_\_\_\_\_

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