



# TOWN OF SCHERERVILLE

10 EAST JOLIET STREET  
SCHERERVILLE, IN 46375

## AGENDA BOARD OF ZONING APPEALS PUBLIC MEETING MONDAY, APRIL 27, 2026 – 6:00 P.M.

### I. CALL TO ORDER

- A. Pledge of Allegiance
- B. Roll Call
- C. Approve Minutes of March 23, 2026

### II. PUBLIC ACTION AND PUBLIC HEARINGS

- A. B.Z.A. Case #26-4-20 2516 Ticonderoga St. – Michael & Cynthia Zamora

General Location: 2516 Ticonderoga St. – Saratoga Subdivision, Phase One, Lot 8

Petitioner(s): Michael & Cynthia Zamora

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

Purpose: To allow a 6-foot privacy fence to extend 20-feet over the 30-foot building line on a corner lot

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 #26-4-21 751 Lincoln Hwy. – Family Express

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

Petitioner(s): Family Express Corporation – Patrick Lyp, General Counsel and Pete Andreou,  
Vice President of Development

Represented by: Attorney, James L. Wieser, Wieser & Wyllie, LLP and  
Engineer, James Hus, Jr., DVG Team Inc.

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

Purpose: To allow overspill of lighting by 0.2 foot-candles on the proposed Lot 1 along a portion  
of the Eastern lot line

APPROVED \_\_\_\_\_

DEFERRED \_\_\_\_\_

DENIED \_\_\_\_\_

C. B.Z.A. Case #26-4-22 751 Lincoln Hwy. – Family Express

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

Petitioner(s): Family Express Corporation – Patrick Lyp, General Counsel and Pete Andreou,  
Vice President of Development

Represented by: Attorney, James L. Wieser, Wieser & Wyllie, LLP and  
Engineer, James Hus, Jr., DVG Team Inc.

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

Purpose: To allow overspill of lighting by 10.91 foot-candles on the proposed Lot 1 along a  
portion of the South lot line

APPROVED \_\_\_\_\_

DEFERRED \_\_\_\_\_

DENIED \_\_\_\_\_

D. B.Z.A. Case #26-4-23 751 Lincoln Hwy. – Family Express

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

Petitioner(s): Family Express Corporation – Patrick Lyp, General Counsel and Pete Andreou,  
Vice President of Development

Represented by: Attorney, James L. Wieser, Wieser & Wyllie, LLP and  
Engineer, James Hus, Jr., DVG Team Inc.

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

Purpose: To allow overspill of lighting by 1.49 foot-candles on the proposed Lot 3 along a  
portion of the Eastern lot line

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

E. B.Z.A. Case #26-4-24 751 Lincoln Hwy. – Family Express

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

Petitioner(s): Family Express Corporation – Patrick Lyp, General Counsel and Pete Andreou,  
Vice President of Development

Represented by: Attorney, James L. Wieser, Wieser & Wyllie, LLP and  
Engineer, James Hus, Jr., DVG Team Inc.

Request: Developmental Variance as required by Ordinance No. 2004, Title XVII, Section 15  
General Lighting Regulations, Paragraph E (5)

Purpose: To allow the calculated uniformity ratio (the ratio between the brightest point on the  
property and the darkest point on the property) to be 15.28:1 whereas this regulation  
requires no greater than 12:1 for proposed Lot 1

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

III. **COMMISSION BUSINESS**

A. Findings of Facts

1. B.Z.A. Case #26-3-19 6849 Tucson Rd. – Alyssa M. Lafevre & Mark T. O’Kelly, Jr.  
Developmental Variance as required by Ordinance No. 2004, Title XVII, Section 14,  
Paragraph A – To allow a 6-foot privacy fence to extend 8-feet over a 20-foot building line  
on a corner lot  
APPROVED (4-0) 3/23/26

B. Correspondence

IV. **ADJOURNMENT**