

**MINUTES OF THE BOARD OF  
ZONING APPEALS PUBLIC MEETING  
MARCH 23, 2026**

**I. CALL TO ORDER**

The Board of Zoning Appeals Public Meeting was called to order at 6:00 P.M. by Vice-Chairman Tom Kouros 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: Vice-Chairman Tom Kouros, Secretary Michael O'Rourke, Mr. William Jarvis, and Mr. Edward Olszewski. 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 Chairman Michael Davis. In the audience was Councilman Tom Schmitt.

C. Approve Minutes of the Board of Zoning Appeals Meeting of the February 23, 2026

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

**II. PUBLIC ACTION AND PUBLIC HEARINGS**

A. B.Z.A. Case #26-3-19 6849 Tucson Rd. – Alyssa M Lafevre & Mark T. O'Kelly, Jr.

General Location: 6849 Tucson Rd. – Canyon Creek Subdivision, Phase 3, Lot 22

Petitioner(s): Alyssa M. Lafevre & Mark T. O'Kelly, Jr.

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 8-feet over the 20-foot building line on a corner lot

Mr. Kouros asked if proofs of publication were in order. Attorney Bartholomew replied that all proofs and notices appeared to be in order. Mrs. Alyssa Lafevre stated that she had purchased her new home at 6849 Tucson Rd. in January of 2026; and is requesting approval to extend the fence 8' over the building line on a corner lot. Mrs. Lafevre informed the board that she had submitted the drawing of how the fence would look and where it extended to her HOA (Home Owners Association) and received approval. Mrs. Lafevre said that in the packet provided it showed what had been submitted to the HOA and how far the fence would extend from the side of the house. Mrs. Lafevre went on to say that it would be 13' from the very edge of the sidewalk to where the proposed fence would be; from the street it would be 26' and from the corner of Jaskula Ln and Tucson Rd it would be 90' away. Mrs. Lafevre showed photos to the board of the visibility from her car at the stop sign, as well as driving down the street from the east and west sides; and stated that there would not be any visibility issues.

Mrs. Lafevre said that one of the reasons for the extension was to feel safe in her home. Mrs. Lafevre continued that the fence increased safety by having controlled access to the home with gates and a secured backyard. Mrs. Lafevre informed the board that they had dogs and that having a fence would create a peace of mind for her knowing that the animals would be safe. Mrs. Lafevre then stated that she and Mr. O'Kelly had a three year old nephew who visited them often and want him to be able to play safely in the backyard. Mrs. Lafevre went on to say that they resided on a busy street with a community mailbox outside the home. Mrs. Lafevre added that they want any child that visited the home to have a confined and safe place to be a kid; and hoped the fence would provide a safe place for their future children as well. Mrs. Lafevre stated that she valued privacy and that the extension would provide that and would also create boundaries with the neighbors. Mrs. Lafevre then said that she had already

experienced some issues with neighbors coming onto the property and leaving dog poop behind; and by having the extra 8' it would keep the property more confined. Mrs. Lafevre concluded that they believe the fence would not disrupt or block any visibility and would provide them with privacy and safety.

Mr. Kouros asked if there were any comments from the board. There were none. Mr. Kouros then opened the matter to the floor. Mrs. Jennifer Miller from 6793 Tucson Rd. informed the board that she lived down the street from the petitioner on a corner lot as well; and that with a premium lot it had a lot of space on the corners. Mrs. Miller added that it would be beneficial for residents with additional space to have a fence extend farther from their house. Mr. Kouros asked if there were any more comments from the floor. There being no comments the matter was closed to the floor and returned to the board. Mr. Jarvis asked if the hardship was that they had dogs and children in the backyard. Mrs. Lafevre replied that was correct as well as overall privacy and security. Mr. Jarvis stated that he did not think that the fence extension would hurt the property value or the adjourned property values; nor would it affect the health, safety, or welfare for the general public. Mr. Jarvis went on to say that although it went against the comprehensive plan he understood the need for it. Mr. O'Rourke asked if they were losing the tree located at the side of the house. Mrs. Lafevre replied that they had spoken to the HOA and they would have to remove the tree. Mr. O'Rourke said that in the HOA letter of approval it mentioned there was a drain and that it would be your responsibility to mow and maintain. Mr. O'Rourke then questioned where the drain was located. Mrs. Lafevre responded that it was where her property connected to the neighbors. Mr. O'Rourke then asked if it was inside of the fence. Mrs. Lafevre replied that it was not inside the fence. Mr. Kouros asked if there were any comments from staff. There were none. Mr. Jarvis made a motion to approve B.Z.A. Case #26-3-19 pursuant to all State, Local, and Federal Regulations and that all fees paid to the Town of Schererville be kept current. The motion was seconded by Mr. Olszewski and carried 4-0.

### III. COMMISSION BUSINESS

#### A. Findings of Facts:

1. B.Z.A. Case #26-2-17 5800-5830 U.S. Hwy. 30 – Webb Genesis  
Developmental Variance as required by Ordinance No. 2004, Title XVII, Section 15.  
Paragraph E (4) – To allow additional site lighting and changes to photometric plan  
APPROVED (5-0) 2/23/26

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

2. B.Z.A. Case #26-2-18 2436 U.S. 41 – The Dog Depot  
Variance of Use as required by Ordinance No. 2004, Title XVI, Section 5, Paragraph C (3)  
To allow overnight dog boarding and dog daycare facility  
UNFAVORABLE RECOMMENDATION TO TOWN COUNCIL (5-0) 2/23/26

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

#### B. Correspondence

There was no correspondence.

### IV. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:12 P.M.

Respectfully Submitted:



Michael O'Rourke, Secretary