

CHESTERTON BOARD OF ZONING APPEALS
JANUARY 23, 2020
6:30 P.M.

- 1. BRING MEETING TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ELECTION OF OFFICERS**
- 4. APPROVAL OF MINUTES- December 30, 2019**
- 5. PRELIMINARY HEARINGS**

Mary E. Cahillians requesting a Use Variance to allow residential use (two family) in a business zone where the same is not allowed by the Ordinance. **Petition 20-01**

Mary E. Cahillians requesting a variance to allow a second principal structure on a lot where the Ordinance only allows 1 principal structure on a lot, therefore a variance of 1 additional principal structure. A second variance is requested for remodeling a residential unit (carriage house) in a business zone where the current minimum lot area is 7,062.5 square feet, therefore a variance of 137.5 square feet. A third variance is requested for remodeling a residential unit (carriage house) in a business zone having a width of 56 feet 6 inches, where the Ordinance requires a minimum width of 70 feet, therefore a variance of 13 feet 6 inches. A fourth variance is requested for remodeling a residential unit (carriage house) in a business zone having a front yard setback of 22 feet 10 inches, where the Ordinance requires 30 feet, therefore, a variance of 7 feet 2 inches. A fifth variance is requested for remodeling a residential unit (carriage house) in a business zone with the rear yard setback of 4 inches, where the Ordinance requires 10 feet rear yard setback, therefore a variance of 9 feet 8 inches. **Petition 20-02**

6. PUBLIC HEARINGS

Horizon Bank, N.A. requesting a variance to construct a freestanding sign at a height of 20 feet 6 inches, where the Ordinance allows a height of 18 feet, therefore a variance of 2 feet 6 inches. A second variance is requested to construct a freestanding sign within 4 feet of the East lot line, where the Ordinance requires placement at no closer than 10 feet from the lot line, therefore a variance of 6 feet. A third variance is requested to construct a two sided freestanding sign having a gross surface area of 208 feet 6 inches, coupled with the existing signage of 33 feet 9 inches for a total proposed square footage on site of 242 feet 3 inches, where the Ordinance allows a gross surface area of 80 square feet, therefore a variance of 162 feet 3 inches square feet. A fourth variance is requested to permit the construction of a freestanding sign for a single occupant building setback less than 30 feet from a public right-of-way, where the Ordinance prohibits said freestanding sign, therefore a variance of 1 freestanding sign. **Petition 19-18**

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Eric Robinson w/ Robinson Rentals, LLC and Chuck Bagilla requesting a variance to increase lot coverage for a corner lot from the town code of 40 percent to a proposed 58 percent coverage therefore, an increase of 18 percent. A second variance is requested to reduce a side yard setback to from town code of 8 feet to 7 feet therefore a reduction of 1 foot. A third variance is requested to reduce the front yard setback from 25 feet to 14 feet 4 inches therefore a reduction of 10 feet 8 inches. **Petition 19-20**

7. OLD BUSINESS

8. NEW BUSINESS

9. MISCELLANEOUS BUSINESS

10. ADJOURNMENT

The Town of Chesterton prohibits discrimination on the basis of race, color, sex, age, disability or national origin to ensure that individuals are not excluded from participation in, denied the benefits of, or otherwise subjected to discrimination under any program or activity receiving federal assistance. For information about the Town of Chesterton's Title VI Plan and Policy or requests for accommodation, please contact the Town of Chesterton's Title VI Coordinator, Bernie Doyle at (219) 926-1098 or berniedovle@chestertonin.org. A Voluntary Title VI Public Information Survey is available for members of the public to complete and submit to the Town. Responses are anonymous and participation is voluntary.