

CHESTERTON BOARD OF ZONING APPEALS
MAY 28, 2020
6:30 P.M.

1. **BRING MEETING TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **APPROVAL OF MINUTES-** April 23, 2020
4. **PRELIMINARY HEARINGS**

Peter and Mary St Mary requesting a variance to increase lot coverage. **Petition 20-08**

Ronald J. and Jordana S. Zachara requesting a variance to increase lot coverage from 30 percent to 36 percent. **Petition 20-09**

BenLew Enterprises, LLC. Brian Lewandowski and Brandon Bennett requesting for Parcel A: a variance to allow an R-1 residential use in a B-2 Zone. A second variance is requested to allow a reduction of a front yard setback from 25 feet to 16.95 feet, therefore a variance of 8.05 feet. A third variance is requested to reduce a side street setback from 25 feet to 20.62 feet, therefore a variance of 4.38 feet. A fourth variance is requested to reduce a side yard setback from 10 feet to 4.48 feet, therefore a reduction of 5.52 feet. A fifth variance is requested to reduce a side yard setback from 10 feet to 9.06 feet, therefore a variance of 0.94 feet. A sixth variance is requested to increase lot coverage from 40 percent to 42 percent therefore, an increase of 2 percent. A seventh variance is requested to reduce the required lot size from 9500 square feet to 5986.7 square feet therefore, a reduction of 3513.3 square feet. For Parcel B: an eighth variance is requested to allow automobile storage use which is currently being used as an office in a B-2 Zone. A ninth variance is requested to reduce a side yard setback from 8 feet to zero feet therefore, a variance of 8 feet. A tenth variance is requested to reduce a side yard setback from 8 feet to 6.48 feet therefore, a reduction of 1.52 feet. An eleventh variance is requested to reduce a rear yard setback from 10 feet to 0.43 feet therefore, a reduction of 9.57 feet. A twelfth variance is requested to increase lot coverage from 30 percent to 91 percent therefore, an increase of 59 percent. **Petition 20-10**

6. **PUBLIC HEARINGS**

Benlew Enterprises, LLC. Brian Lewandowski and Brandon Bennett requesting a variance to allow for residential use in a B-2 Zone. **Petition 20-03**

Marcie Stone and William Stone requesting a variance to install a 6-foot height privacy fence along a public right-of-way inside the building line where Town Code only allows a 4.5-foot high fence, therefore an increase height of 1.5 feet. **Petition 20-04**

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Johnathan E. Hicks and Amber Hensell Hicks, Husband and Wife requesting a variance to allow a second principal structure on a lot where the Ordinance allows 1 principal structure on a lot, therefore an increase of 1 additional principal structure. A second variance is requested that the new principal structure has a side yard setback of 7 feet 7 inches, where the Ordinance requires a setback of 10 feet, therefore a variance of 2 feet 5 inches. A third variance is requested that the shed located in the rear of the property sits 5 feet from the proposed new principal structure, where the Ordinance requires 10 feet of separation between the accessory structure and the principal structure, therefore a variance of 5 feet. **Petition 20-05**

Barbara L. Homme requesting a variance to enclose an existing 16-foot by 12-foot deck which will increase the lot coverage to 34 percent, where the Ordinance allows lot coverage of 30 percent, therefore a variance of 4 percent of lot coverage. **Petition 20-06**

Steiner Homes, LTD requesting a variance to increase the height of an accessory structure from 16 feet to 17.5 feet therefore a variance of 1.5 feet. A second variance is requested to allow accessory structure to be erected in the front yard. **Petition 20-07**

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.