

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

- 1. BRING MEETING TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MINUTES-** June 25, 2020
- 4. PRELIMINARY HEARINGS**

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** (CONTINUED from May 28, & June 25, 2020)

5. PUBLIC HEARINGS

Lukas Weldon requesting a Special Exception to convert a portion of an existing building to indoor storage (mini warehouse), where the Ordinance allows for a Special Exception, subject to meeting the Ordinance criteria. **Petition 20-11**

Lukas Weldon requesting a Use Variance to allow the establishment of a distillery, where the Table of Uses does not show said use available in the Town of Chesterton. **Petition 20-12**

Michael and Melissa Topor requesting a Developmental Standard Variance for the reduction of a side yard setback from 10 feet to 4 feet therefore a variance of 6 feet. **Petition 20-13**

CHESTERTON BOARD OF ZONING APPEALS
JULY 23, 2020
PAGE 2

Earl and Kathy Clark requesting a Developmental Standard Variance to increase lot coverage from 30 percent to 41 percent (11 percent increase.) A second Developmental Standard Variance is requested to reduce the side yard setback from 8-feet to 3-feet therefore a variance of 5-feet. **Petition 20-14**

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.