

AGENDA
CHESTERTON BOARD OF ZONING APPEALS
FEBRUARY 24, 2022
6:30 P.M.

- 1. BRING MEETING TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MINUTES-** January 27, 2022
- 4. PRELIMINARY HEARINGS**

Mark I Construction, LLC requesting a variance to construct an additional three (3) unit apartment building on the lot, where the Ordinance allows 1 principal structure on a lot, therefore, a variance of one additional principal structure on the lot. A second variance is requested to construct two (2) separate three (3) unit apartment buildings on the lot having lot coverage of 30.9 percent, where the Ordinance allows 30 percent lot coverage, therefore a variance of .9 percent lot coverage. **Petition22-04**

Robert and Agnieszka Sech requesting a variance to install a 5-foot (60”) fence adjacent onto Woodland Drive which currently allows a fence up to 4.5 foot (54”) therefore a variance of 6 inches. **Petition 22-05**

Flynn Restaurant Group requesting a variance to replace signage on the East elevation. The proposed replacement signage for corporate compliance would replace existing logo 14.19 square feet and letterset 6.91 square feet with new logo 13.41 square feet and letterset 9.42 an overall increase of 1.73 square feet. A second variance is requested to replace signage on South elevation. The proposed replacement signage for corporate compliance would replace existing logo 14.19 square feet and letterset 6.91 square feet with new logo 13.41 square feet and letterset 9.42 an overall increase of 1.73 square feet. **Petition 22-06**

5. PUBLIC HEARINGS

AKB Rental Properties requesting a variance to reduce lot width from 75 feet to 50 feet, a variance of 25 feet. A second variance is requested to reduce the minimum lot area from 9500 square feet to 6100 square feet, a reduction of 3400 square feet. A third variance is requested to increase lot coverage from 30 percent to 39 percent a variance of 9 percent lot coverage on Lot 3. **Petition 21-13**

AKB Rental Properties requesting a variance to reduce lot width from 75 feet to 50 feet, a variance of 25 feet. A second variance is requested to reduce the minimum lot area from 9500 square feet to 6100 square feet, a reduction of 3400 square feet. A third variance is requested to increase lot coverage from 30 percent to 39 percent a variance of 9 percent lot coverage on Lot 4. **Petition 21-14**

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First Baptist Church of Chesterton a/k/a Open Bible requesting a variance to construct a Dynamic two-sided sign (6 feet by 4 feet) having a gross surface area of 48 square feet where the Ordinance allows 45 square feet, therefore a variance of 3 feet. **Petition 22-01**
(Petitioner has requested to continue)

JTR Construction, LLC requesting a variance to amend a prior BZA variance 19-03 and allow an additional 18-inch front yard setback variance. A second variance is requested to amend a prior BZA variance (19-03) and allow an additional 18-inch rear yard setback variance.
Petition 22-02

Northshore Health Centers, Inc. requesting a variance to reduce a side yard setback from 20 feet to zero feet therefore a variance of 20 feet. A second variance is requested to reduce a rear yard setback from 10 feet to zero feet, therefore a variance of 10 feet. **Petition 22-03**

6. OLD BUSINESS

7. NEW BUSINESS

8. MISCELLANEOUS BUSINESS

9. 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, David Cincoski at (219) 926-1098 or dcincoski@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.