

TOWN OF LOWELL BOARD OF ZONING APPEALS
APPLICATION FOR VARIANCE FROM DEVELOPMENT STANDARDS

B2A

24-013

Sept

1. Completed Application ✓
2. Proof of Ownership ✓
3. Application Fee 8/20
4. Plat of Survey or Site Plan (To Scale) 8/20
5. Certified List of Adjacent Property Owners _____
6. Proof of Publication 8/22
7. Notice to Adjacent Property Owners 8/17
8. Petitioner's Name Cipe Development & Mngt Phone 907-830-9666
Address (Mailing) 231 Castle Street Lowell, IN 46356
9. Owners Name (if different) n/a
10. Property location 17232 Donald Court Lowell, IN
11. Corner Lot: yes _____ no X
12. Present Zone: R2
13. Present Use: Undeveloped lot - Residential
14. Legal Description: The Preserves Unit 6 Lot 99
15. Request for variance from the provision of 155.032
(Section, paragraph of zoning ordinance)
16. State specific change proposed and reason(s) such changes are necessary:
Because the lot only has 3 sides, considering the longest line a back yard with a 30' setback seriously impedes the ability to construct a marketable home with the appropriate square footage. Request to reduce the setback to 8' consistent with a side yard to allow one corner of the house to be within the building lines.
more

17. A board of zoning appeals shall approve or deny variances from the development standards (such as height, bulk, or area) of the zoning ordinance. A variance may be approved under this section only upon a determination in writing that:

1. The approval will not be injurious to the public health, safety, morals and general welfare of the community;
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. However, the zoning ordinance may establish a stricter standard than the "practical difficulties" standard prescribed by this subdivision. [IC 36-7-4-918.5, as added by P.L. 357-1983, 14.]

8/15/24
Date

Paige E Cripe
Signature of Petitioner

I RECEIVED THE INSTRUCTIONS FOR FILING A BZA PETITION

Paige Cripe
Printed Name

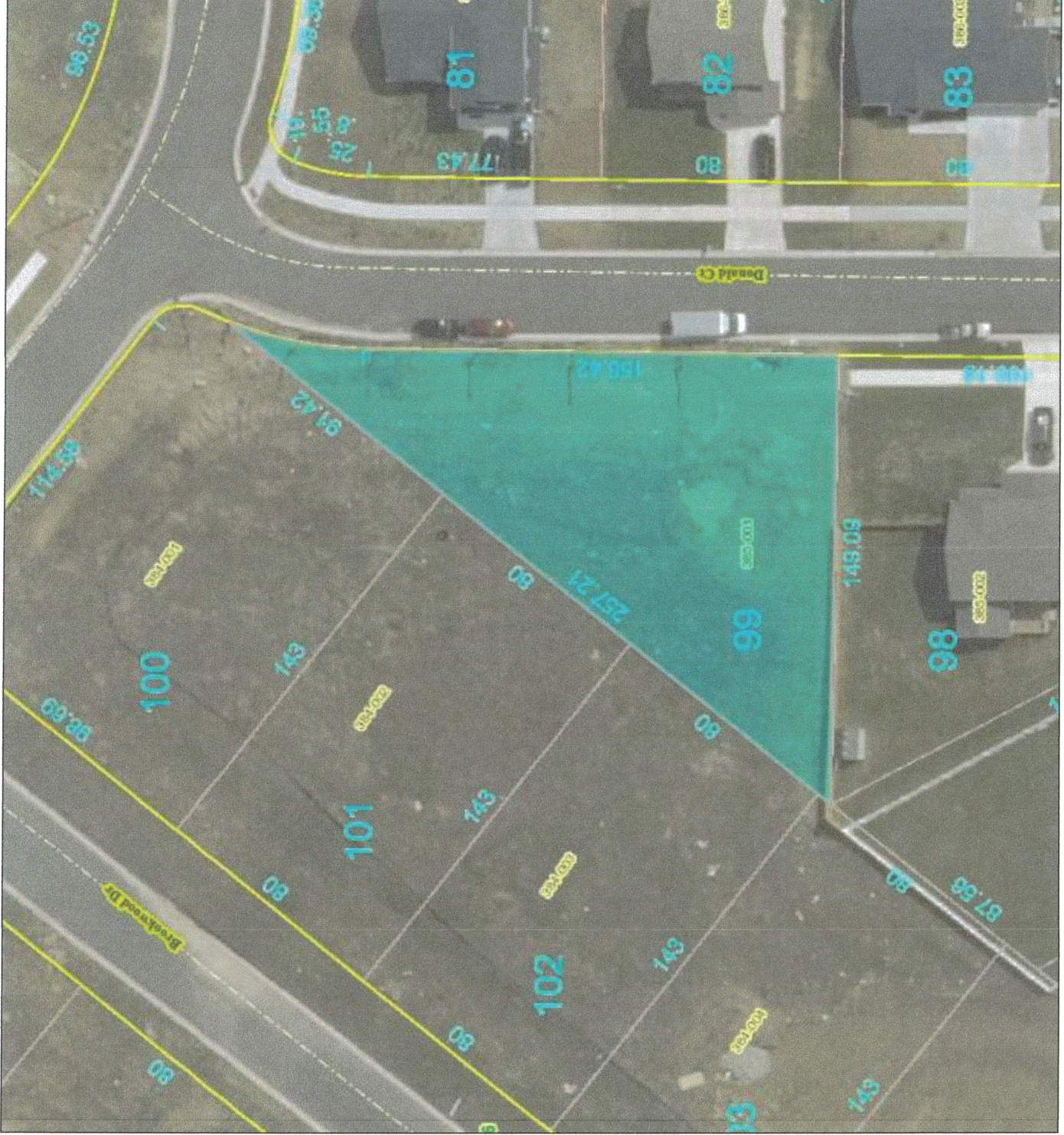
8/15/24
Date

Paige Cripe
Signed Name

231 Castle St Lowell
Address

Updated 4/5/17 added signature line for receipt of instructions

Parcel Number: 45-19-13-385-001.000-008
Owner1: Cripe Development & Management LLC
Mailing Address: 231 Castle Street Lowell IN 46356
Site Address: 17232 Donald ct Lowell IN 46356
Tax Code: 008
Tax Description: Lowell-Cedar Creek
Legal Description: The Preserves Unit 6 Lot 99
Net Acreage: 0
Property Class: Res - Vacant Platted lot
Zoning Code: 0
Use Code: 0



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

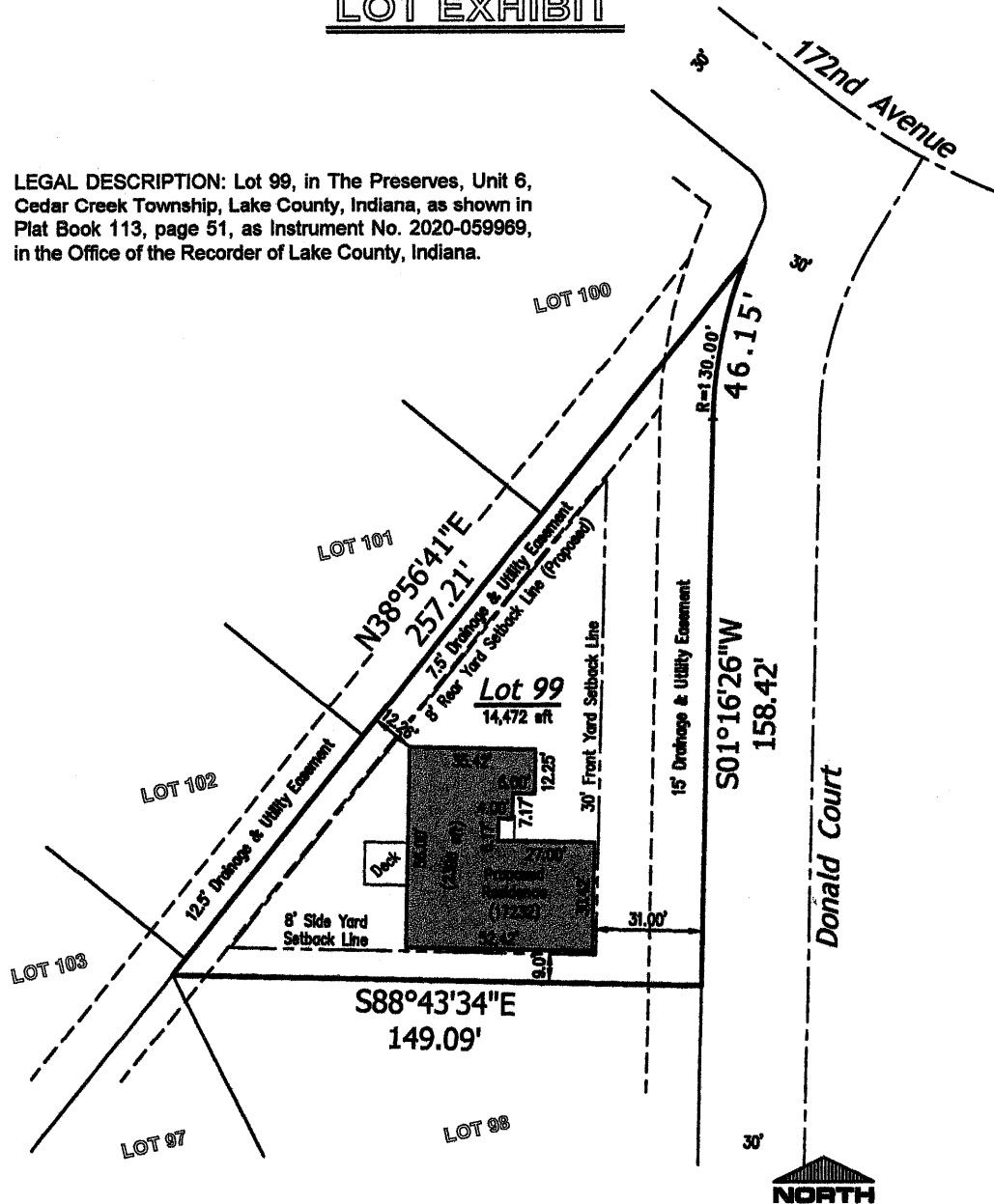
TURNING POINT SURVEYING, INC.

610 SOUTH HALLECK STREET, P.O. BOX 472, DEMOTTE, INDIANA 46310
PHONE: 219-987-8330 FAX: 260-230-2003

17232 Donald Court
Lowell, IN 46356

LOT EXHIBIT

LEGAL DESCRIPTION: Lot 99, in The Preserves, Unit 6,
Cedar Creek Township, Lake County, Indiana, as shown in
Plat Book 113, page 51, as Instrument No. 2020-059969,
in the Office of the Recorder of Lake County, Indiana.



THIS IS TO CERTIFY THAT THIS LOT EXHIBIT FOR THE ABOVE
DESCRIBED PROPERTY IS IN ACCORDANCE WITH THE OFFICIAL
RECORDS AND INFORMATION SUPPLIED BY THE CLIENT.

TURNING POINT SURVEYING, INC.

KEVIN L. SAYERS - PROFESSIONAL LAND SURVEYOR No. LS20200022

EXPLANATION: No dimensions should be assumed by scale measurements upon the site plan. All
dimensions are given in feet and decimal parts thereof.

NOTE: Contractors or builders should be notified to carefully test and compare on the ground
the points, measurements etc., as noted in this certificate, with the stakes, points etc., given on
the property before building on the same, and AT ONCE report any seeming or apparent
differences between the same to the surveyor, that misunderstanding, displacements of points,
etc., may be corrected before damage is done.

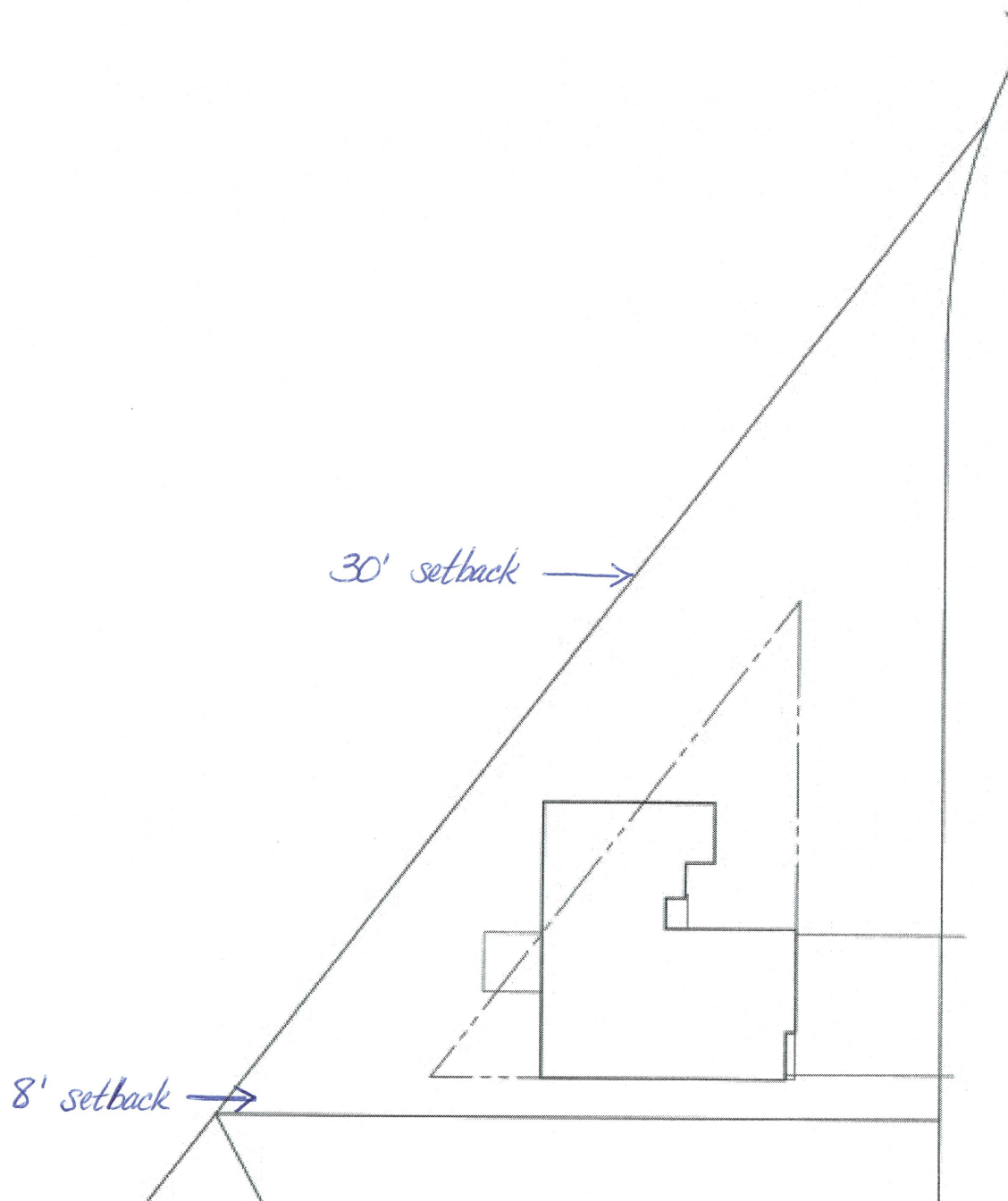
SCALE: 1 IN. = 40 FT. DRAWN: KLS
DATE: 08-15-2014 JOB NO.: 00-1014
REVISED: _____
CLIENT: Cripe Construction
FLD. BK.: _____ PG. _____ FILE NO.: 1536
DATE OF FIELD WORK: _____



THIS PROPERTY IS LOCATED IN
FLOOD ZONE: _____ AS SHOWN
IN FIRM DATED: _____
COMMUNITY PANEL NUMBER:
Not Requested or Required

T:\2023\243-2023 The Preserves - Unit 6 (Lowell)\dwg\survey.dwg

Current Building Lines
Lot 99



Requested Changes
Lot 99

