

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

B2A

25-003

UDS

Perce

1. Completed Application 3/20
2. Proof of Ownership ✓
3. Application Fee 3/20/25
4. Plat of Survey or Site Plan (To Scale) 3/20
5. Certified List of Adjacent Property Owners _____
6. Proof of Publication 4/18/25
7. Notice to Adjacent Property Owners _____
8. Petitioner's Name Ina Salavieja Phone 630 881 3239
Address (Mailing) 17095 Mayflower dr. Lowell IN 46356
9. Owners Name (if different) _____
10. Property location 17095 Mayflower dr. Lowell IN
11. Corner Lot: yes X no _____
12. Present Zone: R2
13. Present Use: SED
14. Legal Description: See Survey

Petitioner
start
here

- ☒ Request for variance from the provision of 18 feet 155.090
(Section, paragraph of zoning ordinance) fence (B)

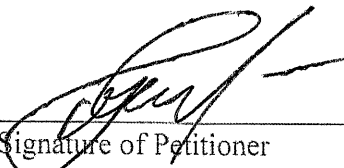
16. State specific change proposed and reason(s) such changes are necessary:

See attached
exhibit

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.]

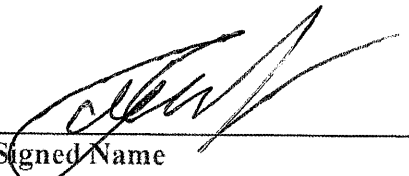
3/20/25
Date


Signature of Petitioner

I RECEIVED THE INSTRUCTIONS FOR FILING A BZA PETITION

Ina Salavieja
Printed Name

3/20/25
Date


Signed Name

17095 Mayflower dr.
Address
Lowell IN

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

#16

To whom it may concern:

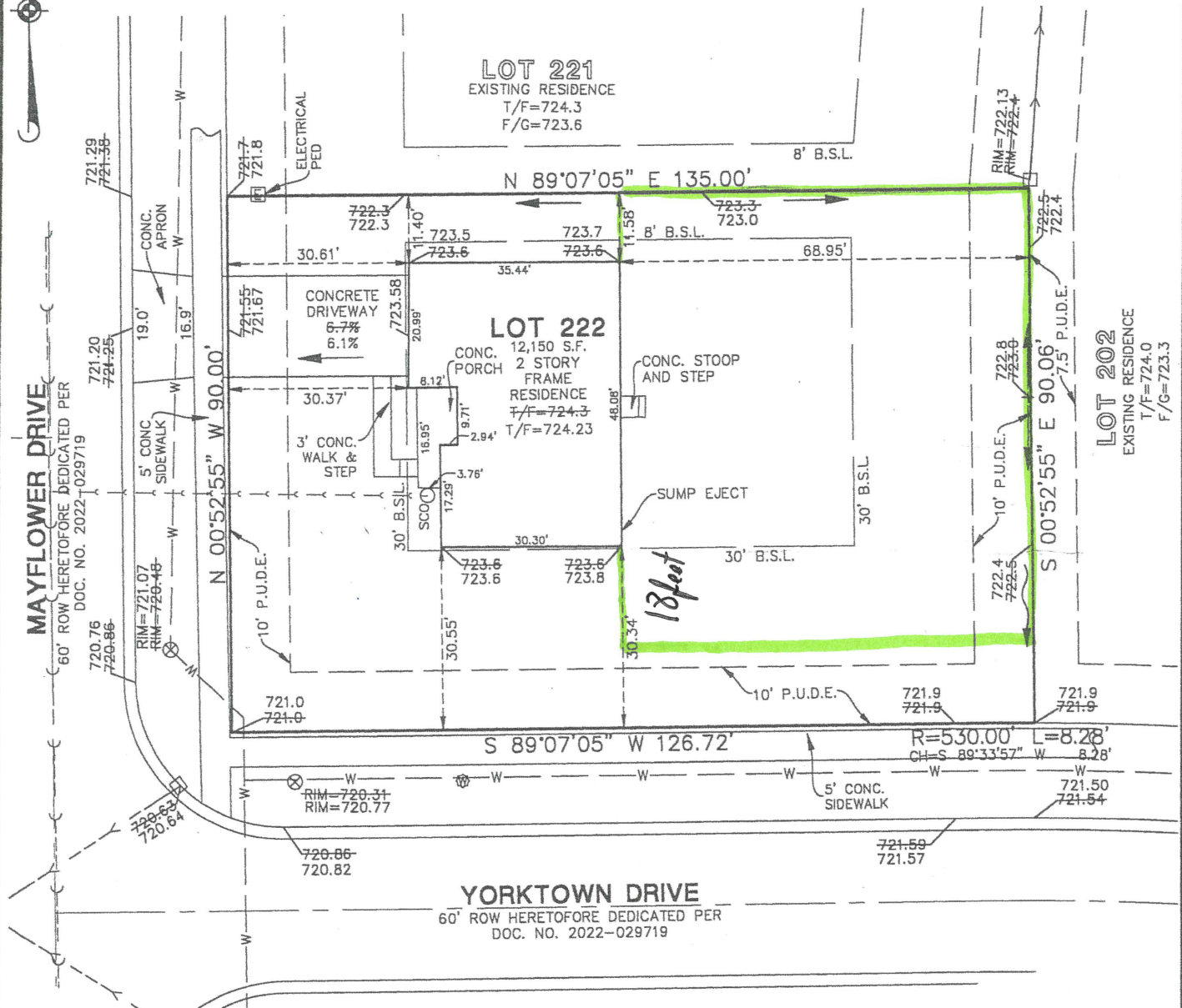
We are requesting to allow us to install the fence 18 ft away from the house to the right side. We would like to have back yard fenced as close as possible to the border lines. We need fenced back yard bigger because we are family with children and we are planing to have pool in the back yard and a playground for the kids to play. We chose this property to purchase because of the size of the lot and I would like to be able to utilize this lot to the fullest.

Thank you
Ina Salaviejus
630-881-3239
Ina.mickeviciute@icloud.com

Exhibit A

FINAL SURVEY

LOT 222 IN HERITAGE FALLS SUBDIVISION, PHASE 4 - UNIT 2, BEING A SUBDIVISION OF PART OF THE SOUTH 100 ACRES OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 16, 2022 IN BOOK 116 OF PLATS, PAGE 19 AS DOC. NO. 2022-029719, IN LAKE COUNTY, INDIANA.



SURVEYORS NOTES:

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- COMPARE THIS PLAT, BENCHMARKS AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- BUILDING DIMENSIONS AND TIES ARE SHOWN TO THE CONCRETE FOUNDATION. EXISTING UTILITIES HAVE BEEN SHOWN BASED ON FIELD OBSERVATIONS AND THE ENGINEERING PLANS FOR HERITAGE FALLS SUBDIVISION, PREPARED BY MANHARD CONSULTING, LTD. LAST DATED APRIL 7, 2022. BURIED UTILITIES MAY NOT BE SHOWN.
- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. THERE MAY ALSO BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD. AT THE CLIENTS REQUEST, THE SURVEYOR HAS NOT REVIEWED ANY OF THE ABOVE DOCUMENTS.
- THIS SURVEY WAS PREPARED FOR PROVIDENCE REAL ESTATE DEVELOPMENT, LLC BASED ON THE FINAL PLAT FOR HERITAGE FALLS SUBDIVISION PHASE 4, UNIT 2 REFERENCED IN THE LEGAL DESCRIPTION. THE BEARINGS ARE BASED ON THE FINAL PLAT OF SUBDIVISION.
- BUILDING SETBACKS AND EASEMENTS HAVE BEEN SHOWN HEREON BASED ON THE FINAL PLAT FOR HERITAGE FALLS SUBDIVISION PHASE 4, UNIT 2 REFERENCED IN THE LEGAL DESCRIPTION UNLESS OTHERWISE NOTED.
- CORNERS HAVE BEEN MONUMENTED IN ACCORDANCE WITH THE FINAL PLAT OF SUBDIVISION WITH MAG NAILS, CROSSES IN CONCRETE OR 5/8" DIAMETER REBAR WITH YELLOW CAPS STAMPED MANHARD CONS IN FIRM 0062. HOWEVER, AT THE CLIENTS REQUEST, THE CORNERS HAVE NOT BEEN VERIFIED OR SHOWN ON THIS SURVEY.
- THIS PLAT IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT SURVEY, AN ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT AS DEFINED IN IAC 855

LEGEND

T/F	- TOP OF FOUNDATION	→	- OVERFLOW ROUTE DIRECTION
G/F	- GRADE AT FOUNDATION	→	- DRAINAGE ARROW
RT/F	- REAR TOP OF FOUNDATION	→	- SWALE
T/C	- TOP OF CURB	○	- SAN. MANHOLE
F/G	- FINISH GRADE	○	- STORM MANHOLE
RF/G	- REAR FINISH GRADE	□	- INLET
B.S.L.	- BUILDING SETBACK LINE	○	- CATCH BASIN
P.U.D.E.	- PUBLIC UTILITY & DRAINAGE EASEMENT	○	- VALVE BOX
-889-00	- PROPOSED GRADE	○	- HYDRANT
889.00	- EXISTING GRADE	○	- B.BOX
-	- PROP. SANITARY SERVICE	○	- SANITARY CLEANOUT
-	- PROP. STORM SERVICE	○	- STREET LIGHT
-	- PROP. WATER SERVICE	○	- WATER METER PIT
-	- EX. SANITARY SERVICE		
-	- EX. STORM SERVICE		
-	- EX. WATER SERVICE		
-	- EX. SANITARY SEWER		
-	- EX. STORM SEWER		
-	- EX. WATER MAIN		

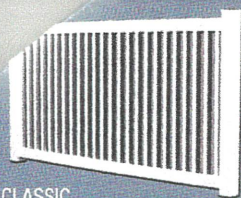
DATE	REVISIONS	BY



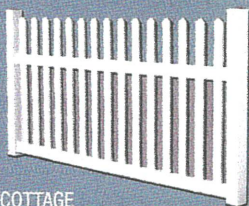
Brian Holabek

AUGUST 23, 2024

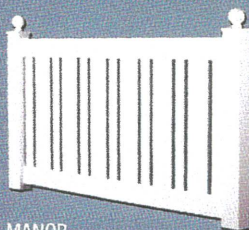
PATTERNS



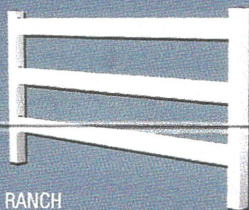
CLASSIC



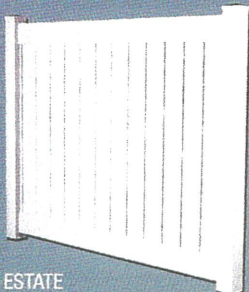
COTTAGE



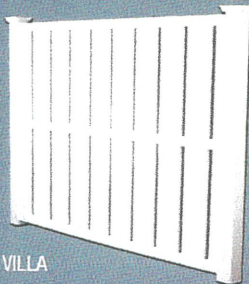
MANOR



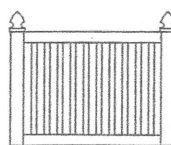
RANCH



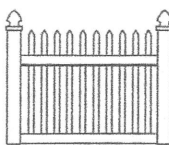
ESTATE



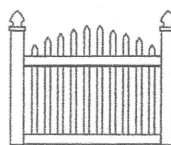
VILLA



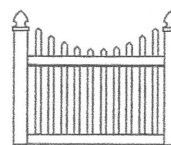
TRADITIONAL



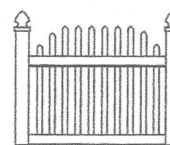
STRAIGHT TOP



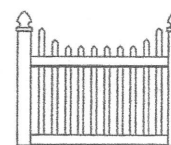
ARCH



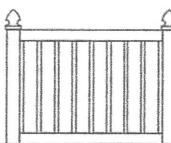
SCALLOP



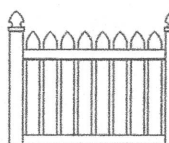
V-OUT



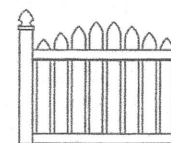
STEP



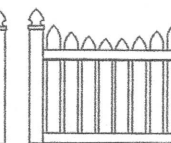
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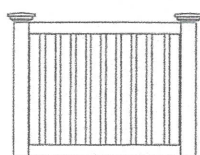
STRAIGHT TOP



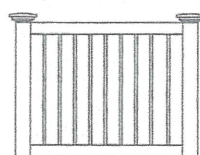
ARCH



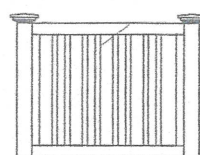
SCALLOP



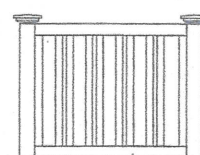
MANOR I
3 inch Picket



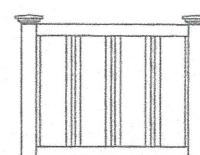
MANOR II
6 inch Picket



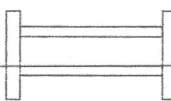
MANOR III
Alternating Picket (3"-6")



MANOR IV
Alternating Picket (3"-1-1/2")



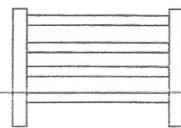
MANOR V
Alternating Picket (6"-1-1/2")



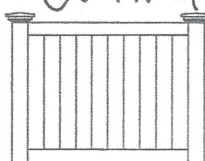
2 RAIL



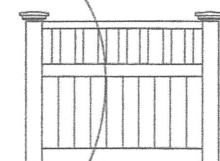
3 RAIL



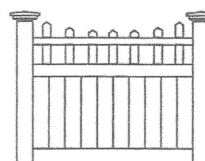
4 RAIL



ESTATE



ESTATE HAMPTON



ESTATE LEXINGTON

All CR Vinyl fences are fabricated by Cedar Rustic. This gives us the ability to carefully control quality and respond to your needs quickly. We fabricate and build CR Vinyl fences with your needs in mind.

POST & PICKET CAPS

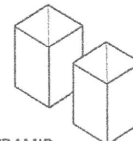
PICKET CAPS



DOG EAR
7/8" X 3"



SPADE
7/8" X 3"



PYRAMID
2" X 2"

your pick

POST CAPS



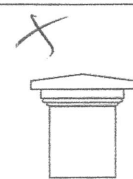
FLAT



GOthic



BALL



NEW
ENGLAND

Our vinyl is 100% virgin material. This ensures consistent color, strength, heat resistance and durability.