

B 2A
25-004
May

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

1. Completed Application 3/26/25
2. Proof of Ownership 3/26/25
3. Application Fee 3/26/25
4. Plat of Survey or Site Plan (To Scale) _____
5. Certified List of Adjacent Property Owners _____
6. Proof of Publication 4/2/
7. Notice to Adjacent Property Owners 4/23
8. Petitioner's Name Sierra Homes (Chris Adams) Phone 219-808-4887
Address (Mailing) 1640 W 50 N Valparaiso, IN 46385
9. Owners Name (if different) Chris Adams
10. Property location 866 Village Glenn Drive
11. Corner Lot: yes X no _____
12. Present Zone: R-2
13. Present Use: Single family
14. Legal Description: See Survey
15. Request for variance from the provision of Sec. 155.090 (B)
(Section, paragraph of zoning ordinance)
16. State specific change proposed and reason(s) such changes are necessary:
To enlarge useable Rear yard space
For grandchildren to play - swing set and
such in flat area of yard

Petitioner
start
here

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.]

03/26/25
Date



Signature of Petitioner

I RECEIVED THE INSTRUCTIONS FOR FILING A BZA PETITION

Printed Name

Date

Signed Name

Address

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

SURVEYOR LOCATION REPORT

ADDRESS OF PROPERTY: 866 Village Glen Drive, Lowell, Indiana 46356

DESCRIPTION OF PROPERTY: Lot 64, in SIERRA RIDGE - UNIT 2 - PHASE 2, recorded in Plat Book 114, page 96, in the Office of the Recorder of Lake County, Indiana.

Explanations: All dimensions are given in feet and decimal parts thereof. No dimensions should be assumed by scale measurement upon the plat.

FINISH GRADE ELEVATIONS:

All Spot Elevations as shown hereon are "As-built" Finish Grades existing as of the date of field work. (All elevations are referenced to local datum base).

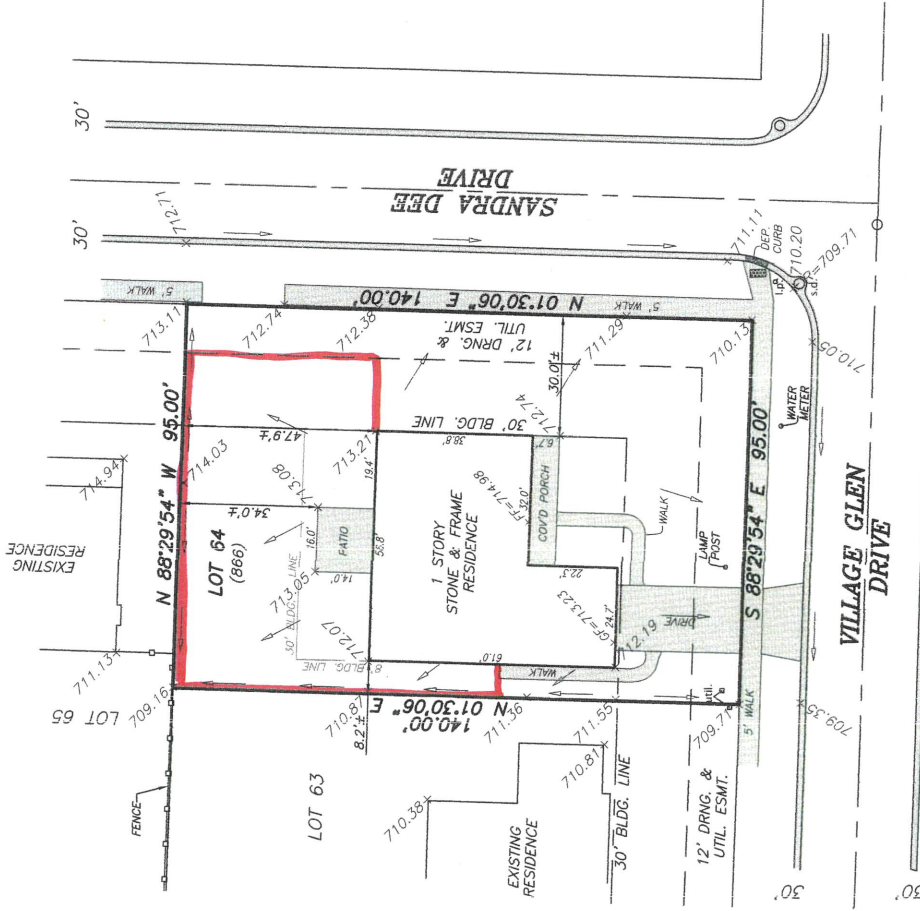
This Property is located in Flood Zone(s) "X" as per the current Flood Insurance Rate Map for Lake County, IN. (Map No. 18089C0337E, Effective 1/18/12)

Note: This report is designed for use by a Title Insurance Company with residential loan policies. No corner markers were set and the location data herein is based on limited accuracy measurements. Therefore, no liability will be assumed for any use of this data for construction of new improvements or fences.

State of Indiana) ss: Crown Point, Indiana April 15, 2024
County of Lake)

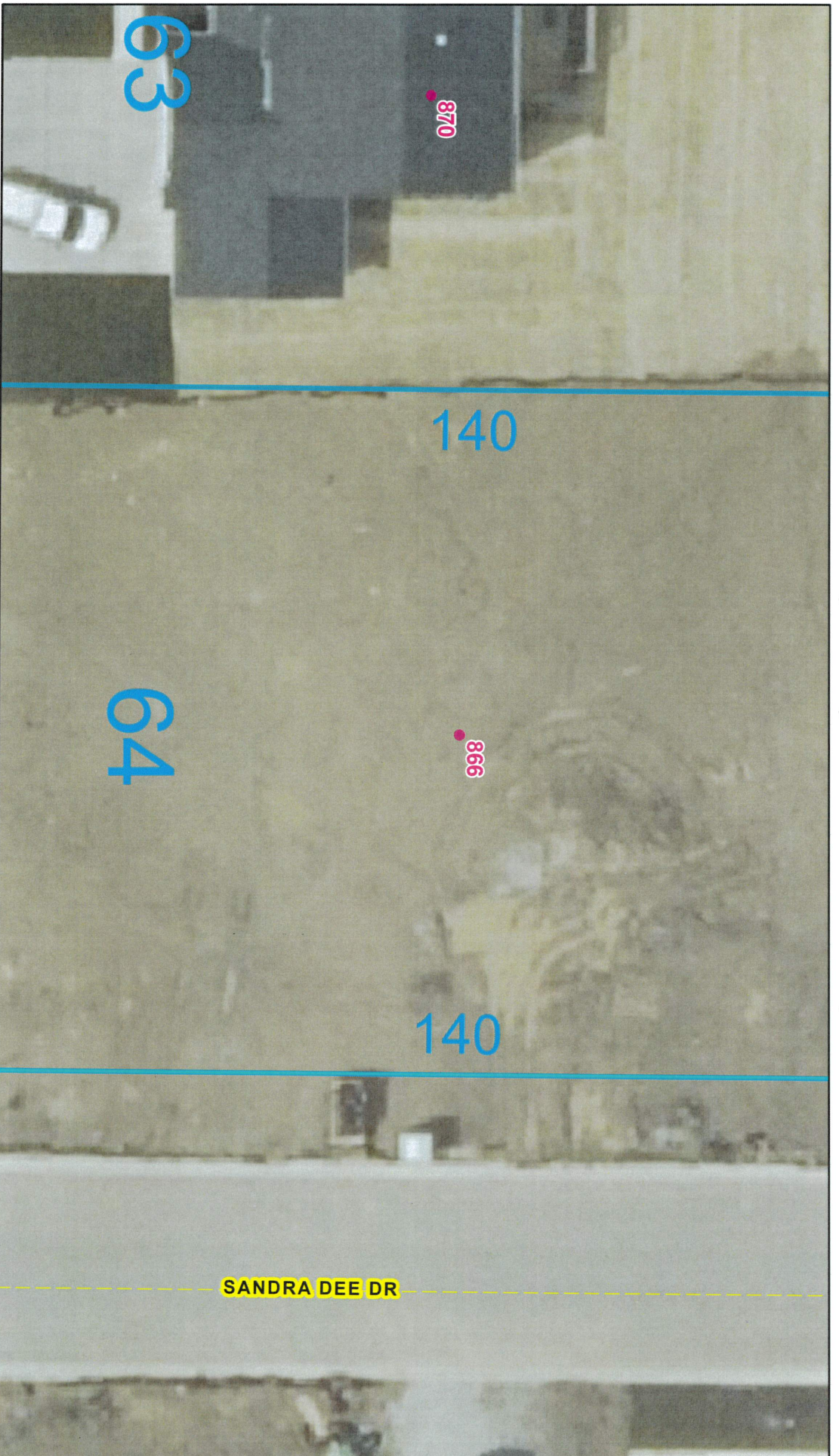
I HEREBY CERTIFY THAT THE REAL ESTATE DESCRIBED HEREIN WAS INSPECTED UNDER MY SUPERVISION ON THE DATE INDICATED AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS REPORT CONFORMS WITH THE REQUIREMENTS CONTAINED IN SECTIONS 27 THROUGH 29 OF 865 IAC 1-12 FOR A SURVEYOR LOCATION REPORT. THE ACCURACY OF ANY FLOOD HAZARD STATEMENT SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP.

Kevin A. Krull, Reg. Land Surveyor No. 20100075

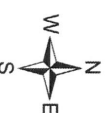


- ADA RAMP
- LIGHT POLE
- BITUMINOUS PAVEMENT ROADWAY
- UTILITY PEDESTAL
- CONCRETE SIDEWALK, CURB, ETC.
- STORM DRAIN

Lake County Surveyor's Office Web Map



4/8/2025, 8:07:01 PM



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