

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

B2A

#25-
005

VDS
Driveway
apron

1. Completed Application ✓
2. Proof of Ownership 4/4
3. Application Fee 4/4
4. Plat of Survey or Site Plan (To Scale) 4/4
5. Certified List of Adjacent Property Owners _____
6. Proof of Publication 4/25/25
7. Notice to Adjacent Property Owners 4/25/25
8. Petitioner's Name Tammy Sobczak Phone 219-895-0496
Address (Mailing) 17216 Brookwood Drive, Lowell, IN 46356
9. Owners Name (if different) _____
10. Property location 17216 Brookwood Drive, Lowell, IN 46356
11. Corner Lot: yes _____ no X
12. Present Zone: R2
13. Present Use: Residential
14. Legal Description: Lot 110, 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
15. Request for variance from the provision of ISS. 082 (A) 2 (b)
(Section, paragraph of zoning ordinance)
16. State specific change proposed and reason(s) such changes are necessary:
See Attached driveway
Gyhabat A

Petitioner
start
here

TSobcs109
gmail.
com

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.]

4-4-25
Date

Tammy Sobczak
Signature of Petitioner

I RECEIVED THE INSTRUCTIONS FOR FILING A BZA PETITION

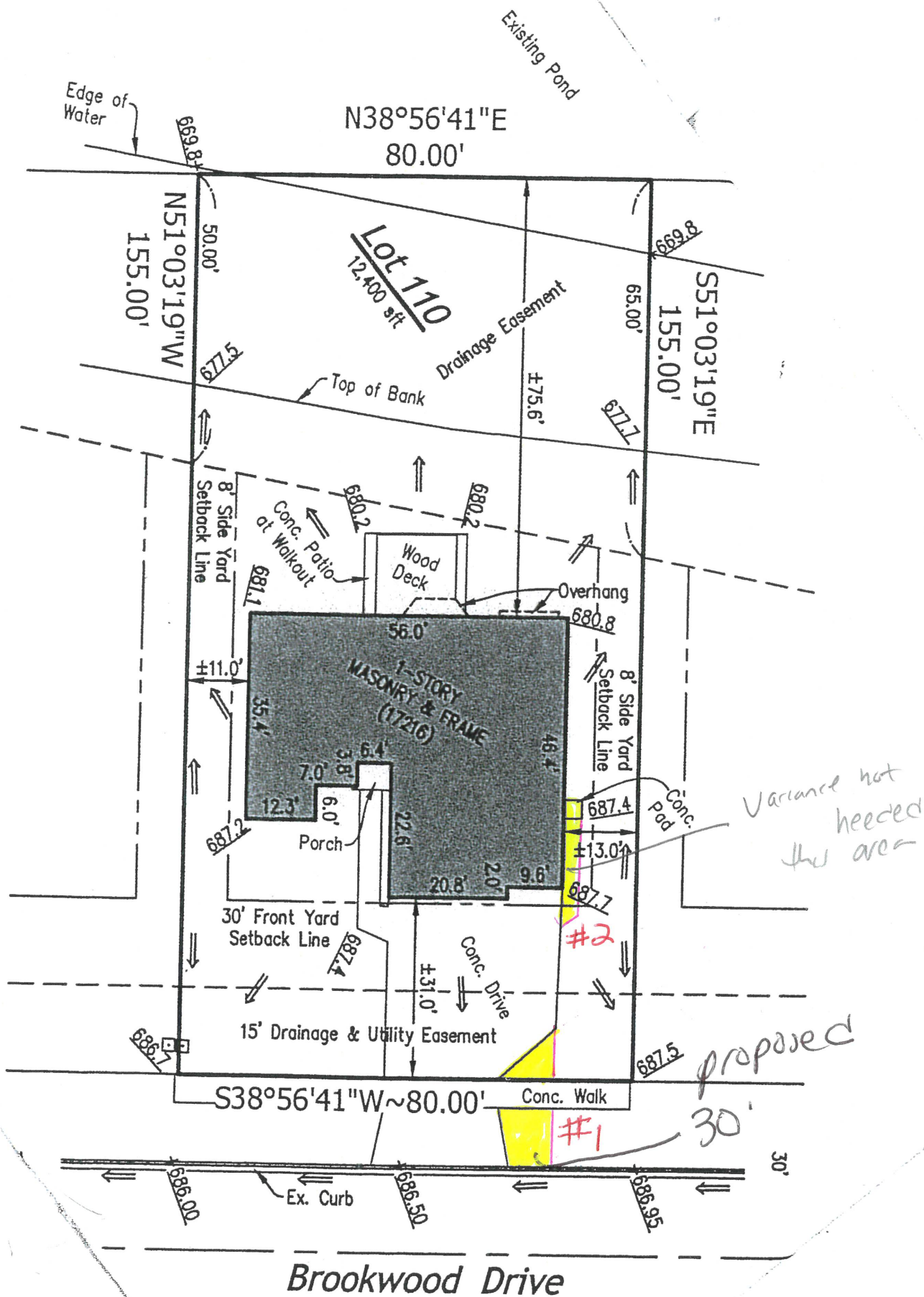
Tammy Sobczak
Printed Name

4-4-25
Date

Tammy Sobczak
Signed Name

17216 Brookwood Dr.
Address Lowell, IN
46356

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



I am writing to propose an enhancement to the driveway at 17216 Brookwood Drive that I believe will not only increase convenience but also elevate safety measures: the expansion of the right lower part of your driveway to allow for a 3-car capability without the need for maneuvering.

By widening the driveway, we can eliminate the hassle of navigating between parked cars, thus reducing the risk of scratches and dents on vehicles. The additional space will also facilitate easier maneuvering, especially when backing out, ultimately decreasing the likelihood of accidents.

Moreover, a broader driveway will offer flexibility to accommodate multiple vehicles, making it ideal for households with more than one car, for family members requiring mobility equipment, or for those who frequently entertain guests.

A broader driveway is a practical, safer, and long-term improvement that can significantly enhance the day-to-day living experience of the homeowner

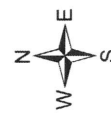
Exhibit A



Lake County Surveyor's Office Web Map



4/8/2025, 7:52:27 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