

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

Aug
VDS
B2A
#25-
008

1. Completed Application 6/20/25
2. Proof of Ownership 6/20/25 **RECEIVED**
JUN 20 2025
3. Application Fee TOWN OF LOWELL
4. Plat of Survey or Site Plan (To Scale) 6/20/25
5. Certified List of Adjacent Property Owners N/A
6. Proof of Publication 7/31
7. Notice to Adjacent Property Owners 8/9/25 *
8. Petitioner's Name MIKE ALWARD Phone 219 900 2904
Address (Mailing) 863 VALLEY VIEW DR, LOWELL
9. Owners Name (if different) _____
10. Property location 863 VALLEY VIEW DR.
11. Corner Lot: yes X no _____
12. Present Zone: RZ
13. Present Use: SINGLE FAMILY
14. Legal Description: LOT 58 IN SIERRA RIDGE - UNIT 2,
PHASE 2, RECORDED IN PLATT BOOK 114, PAGE 96 IN
THE OFFICE OF THE RECORDER OF LAKE COUNTY, IN.
15. Request for variance from the provision of _____
(Section, paragraph of zoning ordinance)
16. State specific change proposed and reason(s) such changes are necessary:
~~REMOVE FENCE~~ INSTALL PRIVACY FENCE INSTALL
FOR PETS ADD SECURITY OF PROPOSED SHED

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.]

6-20-25
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: 863 Valley View Drive, Lowell, Indiana 46356
DESCRIPTION OF PROPERTY: Lot 58, in SIERRA RIDGE - UNIT 2, PHASE 2, recorded in Plat Book 114, page 96, in the Office of the Recorder of Lake County, Indiana.



SURVEYOR LOCATION REPORT

863 VALLEY VIEW DRIVE
LOWELL, IN 46356
LOT 58, SIERRA RIDGE, UNIT 2 - PHASE 2



DATE	4/28/23
DRAWN BY	SS
SECTION	22-33-9
COUNTY, STATE	LAKE, IN
JOB NO.	23-0541

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).

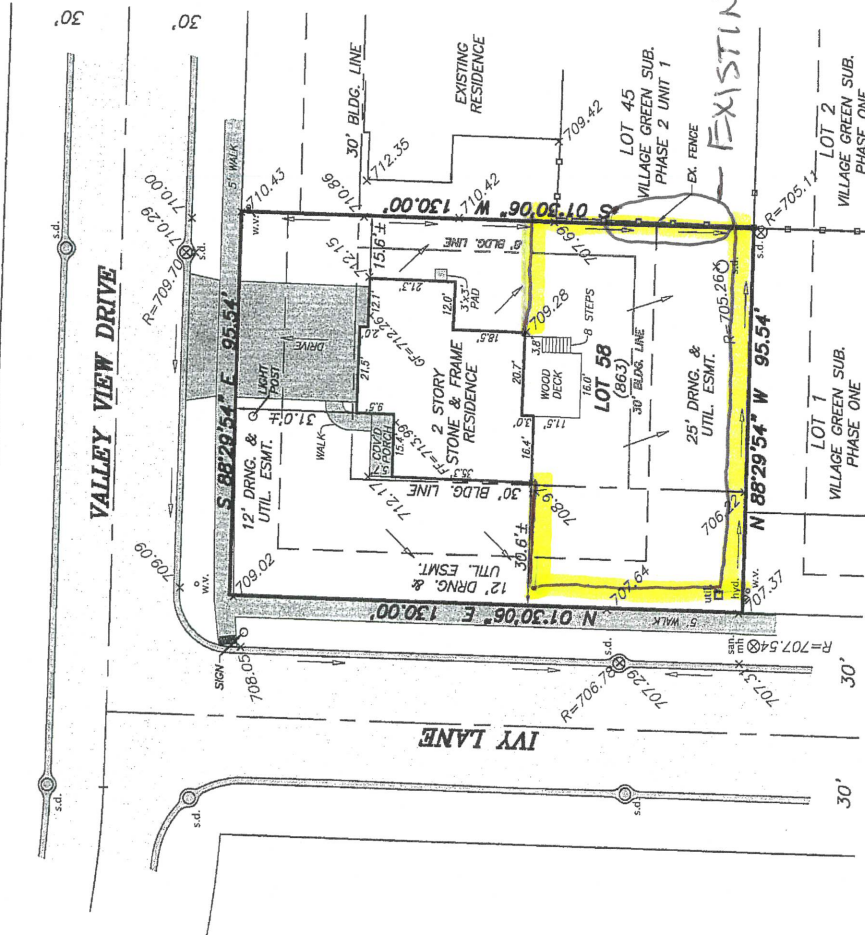
This Property is located in Flood Zone(s) "X" as per the current Flood Insurance Rate Map for Lake County, IN. (Map No. 18089C0236E, Effective 1/18/12)

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 28, 2023
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



- W.V. = WATER VALVE
- W.R. = WATER RAMP
- UTL. = UTILITY PEDISTAL
- UTL. = UTILITY MANHOLE
- STORM = STORM DRAIN
- CONC. = CONCRETE SIDEWALK, CURB, ETC.

[illegible]

Crownpoint Fence Company.com
 Sales Rep: Robert Bowman **Ameri Dream**
708-855-1394 Fence & Deck, Inc.
 1419 E. Cass St., Joliet IL 60432 Office: (815) 726-1127 Fax: (815) 722-7566 E-Mail: ameridreamfence@gmail.com Website: www.ameridreamfenceanddeck.net
 Name: Mike Alwardt Phone #: 219-900-2904 E-Mail: Malwardt1375@att.net
 Address: 863 Valley View Dr City: Lowell County: Lake Sub: _____

Target Install Date: ____/____/____ J.U.L.I.E. Clear Date: ____/____/____ Time: ____:____:____

Customer Responsibilities:

- ♦ Obtain Permit (If needed)
- ♦ Seek HOA Approval If needed
- ♦ Provide a Survey prior to install
- ♦ Clear Fence Line of any debris, plants and/or obstacles.

Customer Initials: _____

Please Review:

- ♦ Customer understands that the fence will follow the existing grade or contours of the ground unless otherwise specified.
- ♦ Ameri Dream Fence & Deck, Inc. assumes no responsibility for damage occurring to sprinkler lines, sump pump lines, drain tiles, gas lines to outdoor grills, private electric lines, invisible fences or any other wires or pipes not located by J.U.L.I.E. or Digger Comp.
- ♦ Customer understands that cracks (checking) of cedar (wood) is normal and is due to the natural expansion and contraction of cedar. This normal checking has no impact on the structural integrity of the fence or deck.
- ♦ Dirt removal is not included unless otherwise specified.

Customer Initials: _____

of Ft. 207 Height: 6 Color: White Material: Veke Vinyl
 Style: Privacy Name: Tahoe II (Deer Rail)

☐ Special Job / Order

Construction

- ☐ Face Nail 
☐ Toe Nail 
☐ M & T 

Frames

- ☐ 2 x 4 
☐ 1/2 Log Rail 
☐ 2 x 7 

Boards

Board Top: _____

Spaced: _____

Post: _____

Caps:

- ☐ Dry Set ☐ Wet Set

Job Condition: ☐ Ready to Go

☐ New Sod ☐ Grade Dirt

Concrete Break: ☐ ☐

Dirt Removal: Yes \$ 310

Take Down: No \$ _____

Trim Boards: \$ _____

Double Gate: 1 \$ 840

Single Gate: 1 \$ 420

Price per Ft \$ 44.50

Total List Price \$ 10,781

Adv. Comp: _____

Discount 15% \$ 1617

Total Price w/ Disc. \$ 9164

Material \$ _____

Labor \$ _____

Tax \$ _____

Total \$ 8600

Deposit \$ _____

Balance \$ _____

Left Gate:  Width _____ Rack _____
 Other Gates:  Width _____ Rack _____
 Right Gate:  Width _____ Rack _____

Date: ____/____/____ \$ _____ Check # VISA C.C. # _____ Exp: ____/____/____ CVV: _____
 Date: ____/____/____ \$ _____ Check # VISA C.C. # _____ Exp: ____/____/____ CVV: _____

I authorize the above named business to charge the credit card indicated in this authorization form according to the terms outlined above. This payment authorization is for the goods/services described above, for the amount indicated above only. I certify that I am an authorized user of this credit card and that I will not dispute the payment with my credit card company, so long as the transaction corresponds to the terms indicated in this form.
 Valid for: Deposit Initials _____ and / or Balance Initials _____

If Balance is not paid in full the warranty is void and after 90 days late you authorized for the fence to be reposed. Initials: _____

The undersigned has read each of the provisions and specifications on this page (page 1), and the "Condition of Sale" (page 2) of this contract. The undersigned understands the same, and by signing hereafter, agrees to the same. This proposal becomes a binding and enforceable contract when received by Ameri Dream Fence & Deck, Inc. either (a) bearing the customer's signature or (b) without signature but accompanied by down payment from the customer as required. All agreements are contingent upon strikes, delays, or accidents beyond our control. The provisions, specifications and conditions in this contract are hereby accepted. Payment will be made as set forth above.

Customer Signature _____ Date: ____/____/____ Company Rep. _____ Date: ____/____/____