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

1. Completed Application 9/8/25
2. Proof of Ownership 9/8/25
3. Application Fee 9/8/25
4. Plat of Survey or Site Plan (To Scale) 9/8/25
5. Certified List of Adjacent Property Owners N/A
6. Proof of Publication 10/20/25
7. Notice to Adjacent Property Owners 10/18/25
8. Petitioner's Name Josh Bruinius Phone (219) 577-6288
Address (Mailing) 1111 Harrison St. Lowell, IN 46356
joshbruinius@gmail.com
grimesa00@gmail.com
9. Owners Name (if different) _____
10. Property location 1111 Harrison St. Lowell, IN 46356
11. Corner Lot: yes ☒ no _____
12. Present Zone: R-3
13. Present Use: Residential
14. Legal Description: E. 162.5ft of S. 208ft of N. 1320ft of
NE 1/4 S.E 1/4 S. 23 T. 33 R. 9 O. 774 Ac.
(Full on back)
15. Request for variance from the provision of 155.090 (B)
(Section, paragraph of zoning ordinance)
16. State specific change proposed and reason(s) such changes are necessary:
First, if we follow the ordinance on the Viant St. side of our
house we would run into both our tree and our garden. Second,
We are hoping to utilize as much of our property as possible
as this side of our yard is the most flat ground we currently
have and we would love to use this space for our kids and dog
to play.

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.]

09-08-2025

Date



Signature of Petitioner

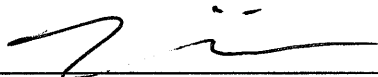
I RECEIVED THE INSTRUCTIONS FOR FILING A BZA PETITION

Joshua Brinius

Printed Name

09-08-2025

Date



Signed Name

1111 Harrison St. Lowell IN.
46356

Address

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

This is an aerial map of a residential neighborhood, likely in a suburban area. The map displays property boundaries, lot numbers, and street names. The streets shown are PRAIRIE ST. and HARRISON ST. The lots are numbered in various colors (pink, blue, green). Some lots have additional labels, such as 'KOCIS/ADD. 1234' and 'PB47'. The map also shows a yellow dashed line and a blue dashed line.

Streets: PRAIRIE ST., HARRISON ST.

Lot Numbers: 207, 205, 203, 201, 1013, 246, 229, 204, 1111, 1110, 1114, 1116, 1118, 1120, 1210, 1226, 1234, 204, 201, 1227, 205, 211, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1.

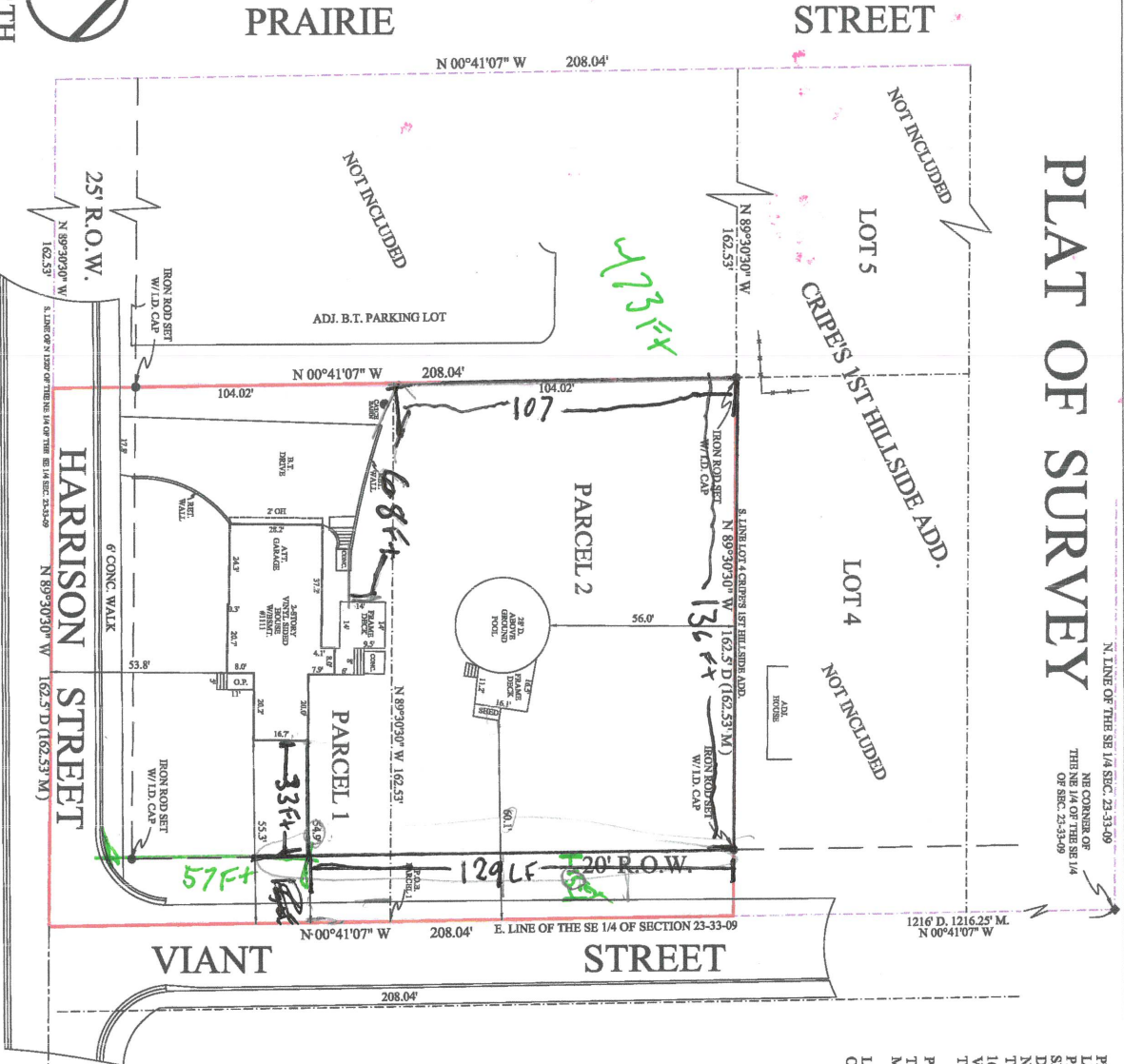
Other Labels: KOCIS/ADD. 1234, PB47.

KOCSIS' ADD. 1234

GKA

GLENN KRACHT ASSOCIATES
314 FAIRFIELD DRIVE
CROWN POINT, IN 46307
PHONE: (219) 663-8623 FAX: (219) 663-8945 E-MAIL: GLENNKRACHTASSOCIATES@GMAIL.COM

PLAT OF SURVEY



0' 25' 50' 75'

SCALE: 1" = 25'

NORTH



PRAIRIE STREET

STREET

VIA NT STREET

STREET

PROPERTY ADDRESS: 1111 HARRISON STREET LOWELL, IN 46356
LEGAL DESCRIPTION:
PARCEL 1: PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 1216 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE WEST ALONG A LINE PARALLEL TO THE SOUTH LINE OF LOT 4, A DISTANCE OF 162 1/2 FEET; THENCE SOUTH 104 FEET; THENCE EAST 162 1/2 FEET TO THE CENTERLINE OF VIAN T STREET; THENCE NORTH ALONG THE CENTERLINE OF VIAN T STREET 104 FEET, TO THE POINT OF BEGINNING, IN LAKE COUNTY, INDIANA.
PARCEL 2: E. 162.5 FEET OF THE SOUTH 208 FEET OF THE NORTH 1320 FEET OF THE NE 1/4 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY INDIANA, CONTAINING 0.389 ACRES MORE OR LESS.
OWNER: JOSHUA & ASHLEY BRUNIUS

This Retra cement Survey was performed at the request of the Owner of the parcel to facilitate improvements to the property.

REFERENCE SURVEYS:

1. Recorded Plat of Crisp's 1st Hillside Add.
2. Plat of Survey By Kracht Surveyors on Lots 4 & 5 Vianis Add.
3. Lake County Auditor's GIS mapping on this.
4. Section corner witness cards and coordinates, as well as Quarter Section Sheets on file Online with the Lake County Surveyor's Office.

MONUMENT AVAILABILITY:

This Survey was based on the Monuments found. The Section Corners and North 1/4 corner were found as noted by the Lake County Surveyors Witness Cards. A Cross and Iron rod were found at the NW corner of Lot 4 and at the SW Corner of Lot 5 Block One Vianis Add. An Iron Rod was found at the Northeast corner of Lot 4 Vianis Add. These monuments were found to be in good and acceptable condition near the Surface And as Shown on Reference Plans.

THEORY OF LOCATION:

GPS/RTE Observed stations were used to set control for this job. Then a traverse was run between the found monument. The resultant measurements matched the Referenced Survey. Iron Rods with I.D. caps were set as shown on Plat.

POSSESSION LINES:

The property is Bounded on the East by Vianis Street; On the South by Harrison Street. There is a Blacktop Parking lot Near the West Line of the Adjacent house on Lot 4 is generally Parallel and 10.2 +/- North of the North Property Line.

DESCRIPTIONS:

This Properties Boundary is shown on the Recorded Plat of Crisp's 1st Hillside Addition Matching the Description found on said parcels deed. Using the Description the South Line of the Property seems to be Generally running along the centerline of Harrison streets improvements. However the Centerline of Vianis Street, which is also the East Line of the Quarter, does not lay on the Centerline of Improvements as called out in the deed.

No gaps or overlaps were discovered in reviewing this deed and the adjoining descriptions. The relative Positional Accuracy "RPA" due to random errors in measurements of this survey is within that allowable for an "Suburban Survey" (0.13' plus 100 ppm) as defined IAC, Title 865 ("Relative Positional Accuracy" means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the 95 percent confidence level.")

Basis of Bearings is Indiana State Plane West Zone.

CLIENT: JOSHUA & ASHLEY BRUNIUS
DATE: AUGUST 21ST, 2025
JOB NO.: 256996

I hereby certify that the property herein was surveyed under my supervision or at about the date indicated, according to TITLE 865, ARTICLE I, CHAPTER 12 of the Indiana Administrative Code, and that the plat herein drawn represents said survey. No dimensions should be assumed or relied. Title policy, local building codes and further Recorded Assessments & restrictive covenants should be Investigated prior to making improvements to said property.

Glenn H. Kracht

IN Registered Surveyor No. 9400001

