

LOWELL BOARD OF ZONING APPEALS AGENDA
July 9th, 2020
6:00 PM

I. CALL TO ORDER:

II. PLEDGE OF ALLEGIANCE:

III. ROLL CALL:

IV. GUIDELINES FOR PARTICIPATION:

BZA Public Meeting Participation Guidelines

- 1.Meeting participants, staff and Commission members shall practice social distancing guidelines including hand washing, wearing face masks, cough and sneeze etiquette and distancing.
- 2.The meeting room will be limited to 25 occupants at any time including Board members, staff, petitioners and audience.
- 3.The petitioner shall be limited to two persons. One shall be the owner or the owner's representative.
- 4.Because of the meeting room limitation, audience members wishing to witness a petitioner's presentation or comment about the petition may be required to take turns listening/speaking then leaving the meeting room to allow others to listen/speak. All those wishing to comment will be heard.
- 5.To conserve space in the meeting room, the Board members suggest that audience members limit their participation to the petition they are interested in to allow others to occupy the meeting room.
- 6.Audience members wishing to comment publicly should address Board members only and keep their comments concise, courteous and constructive.

V. APPROVAL OF MINUTES – June 11th, 2020

VI. NEW BUSINESS:

ORDER OF PUBLIC HEARING:

Petitioner Presentation
Open public hearing
Close or continue public hearing
Petitioner addresses questions from audience
Staff discussion

BZA #20-009 17503 SUNRISE DR. An application to request a Variance from Developmental Standards from the requirements of Ordinance 155.090 (B) has been filed by James Bozic 17503 Sunrise Dr., Lowell, IN Parcel #45-19-24-253-001.000-038 in order to erect a fence that is more than three feet (3') in height which is not allowed as stated in the above-mentioned Ordinance.

BZA #20-010 Heritage Falls Phase 3 Unit 2, Lots 145, 118, 120 and 144

variance from developmental standards Town of Lowell Zoning Ordinance §155.032 (B) District Standards. Petitioner is requesting to reduce the front yard setback for the above four lots from 30' to 25'. Petition has been filed by Providence Real Estate, 700 Springer Dr. Lombard, IL 60148.

For parcels:

PARCEL # 45-19-15-482-001.000-038 LOT 145, 17112 Ben Franklin Dr.	0.28 acres
PARCEL # 45-19-15-481-001.000-038 LOT 118, 8340 Potomac Way	0.28 acres
PARCEL # 45-19-15-483-003.000-038 LOT 120, 8321 Potomac Way	0.32 acres
PARCEL # 45-19-15-429-005.000-038 LOT 144, 17094 Ben Franklin Dr.	0.30 acres

VII. OLD BUSINESS: NONE

VIII. ANNOUNCEMENTS: Next regularly scheduled meeting is on August 13th, 2020

IX. PUBLIC COMMENTS:

X. ADJOURNMENT:

PLEASE NOTE: This notice was posted at the Lowell Town Hall on Monday, July 6th, 2020 and hand-delivered and/or e-mailed to the following: Lowell Board of Zoning Appeal Members, Staff Members, Town Attorney, The Post-Tribune, The Times, The Lowell Tribune, and Z107.