

**LOWELL BOARD OF ZONING APPEALS MEETING**  
**November 18th, 2021**

Shane Lawrence called the meeting to order at 6:15pm. The Pledge of Allegiance was recited. Recording Secretary Dianna Cade called the roll. Members answering the roll call were, Ben Clemens, Shane Lawrence, Dave Regan, and Tom Cartwright. Jim Konradi appeared via zoom. Also, present was, Nicole Bennett, Town Legal Counsel, and Rich Oman Director of Planning and Building.

**APPROVAL OF MINUTES:**

Mr. Regan made a motion to approve the October 14th, 2021, regular meeting minutes, seconded by Mr. Cartwright and carried by roll call vote of all ayes.

**NEW BUSINESS:**

**# 21-011 - 223 MILL ST** - variance from developmental standards Ordinance §155.034(B) District Standards side setback. Filed by Eagle Pro Realty, 6700 Broadway, Merrillville, IN 46410 for property located at 223 E. Mill St., Lowell, IN, Parcel #45-19-23-330-024.000-008. This parcel is zoned R4.

Mr. John Sandridge, 6700 Broadway, Merrillville, IN 46410. He stated he would like to move the existing garage to the front of the house. This garage is attached. He stated this will eliminate water going into the basement. He discussed the particulars on this issue. He stated there is also an issue with the roof because of the location of this garage and how it was constructed. Moving the structure forward will alleviate those two problems.

Mr. Regan asked the petitioner if his intention was to move the garage up to the front of the house and tear off the back so that it will not meet at the corner that is causing the water issues. Mr. Sandridge stated the back end must stay where the rear door going into the house is. He continued they will eliminate 18' off the back and add 10' to the front. He stated the garage is in such poor condition that a car would not fit into it in this state.

Mr. Oman stated with making the garage bigger the structure loses its legal non-conforming. He discussed the ordinances parameters. He stated it is zoned R4 which is usually used for apartment buildings; therefore, the setbacks are what they are. He stated this area is single family houses. Mr. Oman stated they would need two variances a front yard and a side yard. He discussed the setback requirement for this zoning. Discussion on R4 district standards. He stated staff has no issue with this variance.

Mr. Lawrence opened the public hearing, no remonstrances were heard in person or on-line. The public hearing was closed.

Mr. Regan made a motion to approve the front setback of 10' from ordinance 155.034, seconded by Mr. Clemens and carried with a roll call vote of all ayes.

Mr. Cartwright made a motion to approve side setback of 5' from ordinance 155.034 seconded by Mr. Regan and carried with a roll call vote of all ayes.

Mr. Cartwright made a motion to accept the staff report as the findings of Fact, seconded by Regan, and carried with a roll call vote of all ayes.

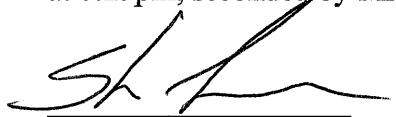
**OLD BUSINESS:** NONE

**PUBLIC COMMENT:** NONE

**ANNOUNCEMENTS:** Mr. Lawrence stated the next regularly scheduled meeting for the BZA will be December 9th, 2021.

**ADJOURNMENT:**

With no further comments or questions, Mr. Regan made a motion to adjourn the meeting at 6:25pm, seconded by Mr. Clemens and carried with a roll call vote of all ayes.



Shane Lawrence, President



Dave Regan, Secretary