

**CHESTERTON BOARD OF ZONING APPEALS**  
**JUNE 25, 2020**  
**6:30 P.M.**

- 1. BRING MEETING TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MINUTES- May 28, 2020**
- 4. PRELIMINARY HEARINGS**

**BenLew Enterprises, LLC. Brian Lewandowski and Brandon Bennett** requesting for Parcel A: a variance to allow an R-1 residential use in a B-2 Zone. A second variance is requested to allow a reduction of a front yard setback from 25 feet to 16.95 feet, therefore a variance of 8.05 feet. A third variance is requested to reduce a side street setback from 25 feet to 20.62 feet, therefore a variance of 4.38 feet. A fourth variance is requested to reduce a side yard setback from 10 feet to 4.48 feet, therefore a reduction of 5.52 feet. A fifth variance is requested to reduce a side yard setback from 10 feet to 9.06 feet, therefore a variance of 0.94 feet. A sixth variance is requested to increase lot coverage from 40 percent to 42 percent therefore, an increase of 2 percent. A seventh variance is requested to reduce the required lot size from 9500 square feet to 5986.7 square feet therefore, a reduction of 3513.3 square feet. For Parcel B: an eighth variance is requested to allow automobile storage use which is currently being used as an office in a B-2 Zone. A ninth variance is requested to reduce a side yard setback from 8 feet to zero feet therefore, a variance of 8 feet. A tenth variance is requested to reduce a side yard setback from 8 feet to 6.48 feet therefore, a reduction of 1.52 feet. An eleventh variance is requested to reduce a rear yard setback from 10 feet to 0.43 feet therefore, a reduction of 9.57 feet. A twelfth variance is requested to increase lot coverage from 30 percent to 91 percent therefore, an increase of 59 percent. **Petition 20-10 (CONTINUED from May 28, 2020)**

**Lukas Weldon** requesting a Special Exception to convert a portion of an existing building to indoor storage (mini warehouse), where the Ordinance allows for use of said Special Exception, subject to meeting the Ordinance criteria. **Petition 20-11**

**Lukas Weldon** requesting a Use Variance to allow the establishment of a distillery, where the Table of Uses does not show said use available in the Town of Chesterton. **Petition 20-12**

**Michael & Melissa Topor** requesting a Developmental Standard Variance for the reduction of a side yard setback from 10 feet to 4 feet therefore a variance of 6 feet. **Petition 20-13**

**Earl & Kathy Clark** requesting a Developmental Standard Variance to increase lot coverage from 30 percent to 41 percent (11 percent increase). **Petition 20-14**

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**5. PUBLIC HEARINGS**

**Peter and Karen St Mary, Husband and Wife** requesting a Development Standard Variance to increase lot coverage from 30 percent, which is allowed by the Ordinance to 32 percent, therefore, an increase of 2 percent. **Petition 20-08**

**Ronald J. Zachara and Jordana S. Zachara as Husband and Wife** requesting a Developmental Standard Variance to increase lot coverage from 30 percent allowed by the Ordinance to 36 percent, therefore an increase of 6 percent. **Petition 20-09**

**7. OLD BUSINESS**

**8. NEW BUSINESS**

**9. MISCELLANEOUS BUSINESS**

**10. ADJOURNMENT**

The Town of Chesterton prohibits discrimination on the basis of race, color, sex, age, disability or national origin to ensure that individuals are not excluded from participation in, denied the benefits of, or otherwise subjected to discrimination under any program or activity receiving federal assistance. For information about the Town of Chesterton's Title VI Plan and Policy or requests for accommodation, please contact the Town of Chesterton's Title VI Coordinator, Bernie Doyle at (219) 926-1098 or [berniedovle@chestertonin.org](mailto:berniedovle@chestertonin.org). A Voluntary Title VI Public Information Survey is available for members of the public to complete and submit to the Town. Responses are anonymous and participation is voluntary.