

**Town of Cedar  
Lake  
Board of Zoning  
Appeals**

**4-Year Term**

**Jerry Reiling (R)**  
(01/01/2023-  
12/31/2026)

**Ray Jackson (R)**  
(01/01/2022-  
12/31/2025)

**Eric Burnham, (R)**  
(01/01/2023-  
12/31/2026)

**Plan Commission**

**Appointee**

**(1 Year Term)**

**James Hunley (D)**  
(01/01/2025-  
12/31/2025)

**Town Council**

**Appointee**

**(1 Year Term)**

**John Kiepura, (R)**  
(01/01/2025-  
12/31/2025)

**David Austgen,  
Town Attorney**

**Ben Eldridge,  
Town Manager**

**Tim Kubiak,  
Director of  
Operations**

**Cheryl Hajduk,  
Recording Secretary**



**Board of Zoning Appeals  
November 13, 2025 6:00 PM**

**CALL TO ORDER (Time\_\_\_:\_\_\_)**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

**Minutes:** October 9, 2025

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup>

Jerry Reiling	James Hunley	Ray Jackson	Eric Burnham	John Kiepura	Vote
Yes   No	Yes   No	Yes   No	Yes   No	Yes   No	-

**New Business:**

**1. 2025-36 – Diamond Peak Homes– Developmental Variance**

Owner/Petitioner: Diamond Peak Homes, 1313 White Hawk Drive, Crown Point, IN 46307

Vicinity: 13406 Superior Lane, Cedar Lake, IN 46303

Parcel ID: # 45-15-25-151-006.000-043

Petitioner is requesting a Developmental Variance from the Town of Cedar Lake, Lake County, Indiana Ordinance No. 1402, Chapter 6.2, Section C (6): **Bulk Requirements:** Height: the maximum height of any building shall not exceed thirty feet (30') at its peak, measured from twelve inches (12") below the top of the foundation.

**This Developmental Variance is to allow the Petitioner to increase the height restriction from 30' to 32' in an R-2 Zoning District**

- Review of Legals
- Petitioner's Comments:
- Remonstrators:
- Building Department's Comments:
- Board's Decision Motion:

\_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup>

Jerry Reiling	James Hunley	Ray Jackson	Eric Burnham	John Kiepura	Vote
Yes   No	Yes   No	Yes   No	Yes   No	Yes   No	

**2. 2025-37 – Diamond Peak Homes– Developmental Variance**

Owner/Petitioner: Diamond Peak Homes, 1313 White Hawk Drive, Crown Point, IN 46307

Vicinity: 13547 Lakeside Blvd., Cedar Lake, IN 46303

Parcel ID: # 45-15-25-153-001.000-043

Petitioner is requesting a Developmental Variance from the Town of Cedar Lake, Lake County, Indiana Ordinance No. 1402, Chapter 6.2, Section C (6): **Bulk Requirements:** Height: the maximum height of any building shall not exceed thirty feet (30') at its peak, measured from twelve inches (12") below the top of the foundation.

***This Developmental Variance is to allow the Petitioner to increase the height restriction from 30' to 34-feet, 8-inches in an R-2 Zoning District***

- a. Review of Legals
- b. Petitioner's Comments:
- c. Remonstrators:
- d. Building Department's Comments:
- e. Board's Decision Motion:

1 <sup>st</sup>		2 <sup>nd</sup>			
Jerry Reiling	James Hunley	Ray Jackson	Eric Burnham	John Kiepura	Vote
Yes   No	Yes   No	Yes   No	Yes   No	Yes   No	

**3. 2025-37 – Casey– Developmental Variance**

Owner/Petitioner: Jordan Casey, 12714 Colfax Street, Cedar Lake, IN 46303

Vicinity: 12714 Colfax Street., Cedar Lake, IN 46303

Parcel ID: # 45-15-23-280-012.000-043

Petitioner is requesting a Developmental Variance from the Town of Cedar Lake, Lake County, Indiana Ordinance No. 1402, Chapter 15, Fence Regulations: Section 1A: No fence shall be located in the front yard; B. the fence shall not exceed a height of four feet (4'); however, if the fence is constructed with a material such as wrought iron or wood piers, a six foot (6') high fence is allowed if the entire fence design is at least fifty percent (50%) open to allow increased visibility to pedestrians and motorists. Section B.1: a fence located on a corner lot that has been designated as a side yard shall be set back a minimum of twenty feet (20') from the right-of-way line.

***This Developmental Variance is to allow the Petitioner to have a six-foot (6') PVC privacy fence 20-feet from the property line.***

- a. Review of Legals
- b. Petitioner's Comments:
- c. Remonstrators:
- d. Building Department's Comments:
- e. Board's Decision Motion:

1 <sup>st</sup>		2 <sup>nd</sup>			
Jerry Reiling	James Hunley	Ray Jackson	Eric Burnham	John Kiepura	Vote
Yes   No	Yes   No	Yes   No	Yes   No	Yes   No	

**Public Comment:****Adjournment:**

**Next Board of Zoning Appeals Meeting: Thursday, December 11, 2025 at 6:00 PM**