

**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: _____ 1st _____ 2nd

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

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

1st _____ 2nd _____

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 st		2 nd			
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 st		2 nd			
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