

**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
December 11, 2025 at 6:00 PM**

CALL TO ORDER (Time____:____)

PLEDGE OF ALLEGIANCE

ROLL CALL:

Minutes: November 13, 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. 2025-35 – RHB Properties LLC– Use Variance

Owner: RHB Properties LLC, c/o Vis Law, 12632 Wicker Avenue, Cedar Lake, IN

Petitioner: Nathan Vis, Vis Law, 12632 Wicker Avenue, Cedar Lake, IN

Vicinity: 13418 Wicker Avenue, Cedar Lake, IN 46303

Parcel ID: # 45-15-29-276-011.000-014

Petitioner is requesting a Developmental Variance from the Town of Cedar Lake, Lake County, Indiana Ordinance No. 1402, Chapter 7.3, Section B **General Provisions**: all business, service, storage, merchandise, display, and where permitted, repair and processing, shall be conducted wholly within an enclosed building, unless approved and authorized as a variance, and except as otherwise permitted herein for specified uses such as off-street automobile parking, off-street loading, and the like.

This Use Variance is to allow the Petitioner to allow residential leasing use for this property.

- Review of Legals
- Petitioner's Comments:
- Remonstrators:
- Building Department's Comments:
- 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. 2025-39 – Ristevski– Use Variance

Owner/Petitioner: Dan Ristevski, Aria Homes, LLC, 7310 E. 107th Court, Crown Point, IN
 Vicinity: 13437 Lakeside Blvd., Cedar Lake, IN 46303
 Parcel ID: # 45-15-25-153-003.000-043

Petitioner is requesting a Developmental Variance from the Town of Cedar Lake, Lake County, Indiana Ordinance No. 1402, Chapter 6, Section C (6): **Lot Coverage:** Not more than twenty-five percent (25%) of the area of lot may be covered by building and structures.

This Developmental Variance is to allow the Petitioner to increase the lot coverage to 31%.

- 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 Kiepora	Vote
Yes No	Yes No	Yes No	Yes No	Yes No	

3. 2025-40 – Deyoung– Developmental Variance

Owner/Petitioner: Paul Deyoung, 13925 Butternut Street, Cedar Lake, IN 46303
 Vicinity: 6635 W. 135th Street, Cedar Lake, IN 46303
 Parcel ID: # 45-15-26-278-001.000-043

Petitioner is requesting a Developmental Variance from the Town of Cedar Lake, Lake County, Indiana Ordinance No. 1402, Chapter 11, Section A (1b): **General Accessory Regulations:** exterior wall height shall not exceed ten (10') feet from the finish floor surface; (c) Detached garages may have a maximum height greater than the allowable height stated herein as long as the roof pitch matches the primary residential structure roof pitch and as long as the detached garage has exterior construction similar to the primary residential structure. Cupolas shall be allowed up to a maximum height of three (3') feet, which shall not be counted toward the maximum height of the accessory building. Further, semi-trailers, truck boxes, pickup tops, and campers are prohibited from being used as an Accessory Building in all zoning districts. Additionally, no accessory structure shall be used for residential living facilities; (d) only two (2) accessory buildings, excluding attached garages, shall be allowed per building lot; (e) no accessory buildings shall be allowed in the front yard on any residential lot; (f) there shall be a minimum ten (10') foot separation or distance from all other buildings; (2) **Metal and Post Buildings:** metal and post building types of construction shall not be permitted in this Residential Zoning District as a Primary or Accessory use.

This Developmental Variance is to allow the Petitioner to three accessory buildings, two temporary carport style metal buildings, building separation of three-foot accessory buildings in front yard, accessory building wall height of 14-feet, peak height of 17-feet, 6-inches. Total accessory building of 2,076 square feet where 1,000 square feet allowed.

- 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	

4. 2025-41 – McClymont– Developmental Variance

Owner/Petitioner: Andrew McClymont, 8815 W. 132nd Place, Cedar Lake, IN 46303

Vicinity: 8815 W. 132nd Place, Cedar Lake, IN 46303

Parcel ID: # 45-15-22-388-030.000-014

Petitioner is requesting a Developmental Variance from the Town of Cedar Lake, Lake County, Indiana Ordinance No. 1402, Chapter 11, Section A (1e): **General Accessory Regulations**: No accessory buildings shall be allowed in the front yard of any residential lot.

This Developmental Variance is to allow the Petitioner to put a carport in the front yard 13-feet from 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	

5. 2025-42 – Diamond Peak Homes– Developmental Variance

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

Vicinity: 13547 Lakeside Boulevard, Cedar Lake, IN 46303

Parcel ID: # 45-15-153-011.000-043

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 32-feet in lieu of the approved 30-feet for the overall height of the home.

- 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	

6. 2025-43 – Groen– Developmental Variance

Owner: Joseph and Amanda Porter, 5711 Huron Drive, Cedar Lake, IN 46303

Petitioner: Groen Landscape Inc., 1904 Hart Street, Unit E, Dyer, IN 46311

Vicinity: 5711 Huron Drive, Cedar Lake, IN 46303

Parcel ID: # 45-15-25-131-004.000-043

(asking for a deferral to the January meeting)

Petitioner is requesting a Developmental Variance from the Town of Cedar Lake, Lake County, Indiana Ordinance No. 1402, Chapter 6.2, R-2 Zoning District, Section C 6. Lot Coverage: not more than twenty-five percent (25%) of the area of the lot may be covered by buildings and structures; Section A, 1. B.: Accessory buildings shall be permitted per building lot upon issuance of a duly authorized building permit by the designated Town Building Official. Grade level is determinate as six (6") inches below the floor surface. Exterior wall height shall not exceed ten (10') feet from the finish floor surface. Attached garages shall be excluded when calculating the maximum accessory building square feet; Chapter 11, Section B. 3.: **Location**: no portion of an outdoor swimming pool shall be located at a distance of less than ten (10') feet from any side or rear property line, or building line, or at any other location where a "structure" is prohibited under the other terms of this Zoning Ordinance, as amended from time to time. Pumps, filters and pool water disinfection equipment installations shall be similarly restricted to the requirements of this paragraph. A pool may be connected to a deck.

This Developmental Variance is to allow the Petitioner to extend the footage between the pavilion and the deck from 8-feet to 10-feet; have a roof overhang on pool side that is 9.2-feet from water's edge and not 10-feet; and 26.5% over the 25% allowance for lot coverage.

- 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, January 8, 2026 at 6:00 PM