

6/1 - July meeting  
second Thur  
6pm  
150.00  
cash or  
check  
24-008

TOWN OF LOWELL BOARD OF ZONING APPEALS  
APPLICATION FOR VARIANCE FROM DEVELOPMENT STANDARDS

1. Completed Application 5/28/24
2. Proof of Ownership ✓
3. Application Fee 5/28/24
4. Plat of Survey or Site Plan (To Scale) 5/28/24
5. Certified List of Adjacent Property Owners \_\_\_\_\_
6. Proof of Publication 6/19/24
7. Notice to Adjacent Property Owners 6/15/24
8. Petitioner's Name John & Sharon LaDelle Phone 815-275-3006  
Address (Mailing) 7865 W. 174<sup>th</sup> Ave Lowell, IN 46356
9. Owners Name (if different) N/A
10. Property location 7865 W. 174<sup>th</sup> Ave Lowell, IN 46356
11. Corner Lot: yes \_\_\_\_\_ no X
12. Present Zone: "X" Lot 27 Freedom Springs Unit #1
13. Present Use: single family home
14. Legal Description: Lot 27 Freedom Springs Unit #1
15. Request for variance from the provision of 155.082  
(Section, paragraph of zoning ordinance)
16. State specific change proposed and reason(s) such changes are necessary:  
Add concrete to driveway to make driveway  
3 stalls wide to match garage. Currently a  
picnic shaped driveway. Resident has a F150  
which is parked in the 3<sup>rd</sup> stall. This will make  
it easier to maneuver.

Sharon 46324  
gmail.com

17. A board of zoning appeals shall approve or deny variances from the development standards (such as height, bulk, or area) of the zoning ordinance. A variance may be approved under this section only upon a determination in writing that:

1. The approval will not be injurious to the public health, safety, morals and general welfare of the community;
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. However, the zoning ordinance may establish a stricter standard than the "practical difficulties" standard prescribed by this subdivision. [IC 36-7-4-918.5, as added by P.L. 357-1983, 14.]

5-27-2024  
Date

  
Signature of Petitioner

**I RECEIVED THE INSTRUCTIONS FOR FILING A BZA PETITION**

\_\_\_\_\_  
**Printed Name**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Signed Name**

\_\_\_\_\_  
**Address**

**Updated 4/5/17 added signature line for receipt of instructions**



# GLENN KRACHT ASSOCIATES

314 FAIRFIELD DRIVE CROWN POINT, IN 46307  
PHONE: (219) 663-8623 FAX: (219) 663-8945 E-MAIL: GKRACHT@COMCAST.NET

## SITE PLAN

PROPERTY ADDRESS: 7865 174TH AVE. LOWELL, IN 46356  
LEGAL DESCRIPTION:

Lot 27 in FREEDOM SPRINGS UNIT NO. 1, an Addition to the Town of Lowell,  
as per plat thereof, recorded in Plat Book 103 Page 47, in the Office of the Recorder of  
Lake County, Indiana.

CONSTRUCTION DRIVE NOTE:  
PLACE 6 INCHES OF COARSE AGGREGATE  
IN-DOT CA NO. 2 OVER STABLE SUBGRADE.  
DRIVE SHOULD BE AT LEAST 12' WIDE AND  
EXTEND FROM CURB TO FOUNDATION.

LOT COVERAGE NOTE:  
RESIDENCE = 2,460 S.F.  
DRIVE PATIO 375 S.F.  
TOTAL = 2,835 S.F.  
LOT = 12,433 S.F.  
PERCENT COVERAGE = 22.8 %

### LEGEND:

- EXISTING CONTOURS
- EXISTING GRADE + 706.2
- PROPOSED GRADE 708.0
- DRAINAGE FLOW
- OFFSET STAKE
- SILT FENCE / WORM

0 20 40

NORTH

SCALE: 1" = 20'

CLIENT: ACCENT HOMES, INC.  
DATE: JULY 15, 2019  
JOB NO.: 194571

PROPERTY IS LOCATED IN FLOOD ZONE: "X".

I hereby certify that the property herein was surveyed under my supervision on or about the date indicated for the purpose of positioning a residence with offset stakes on the property which has been subdivided and surveyed according to TITLE 865, ARTICLE 1, CHAPTER 12 of the Indiana Administrative Code by previous surveys, and that plat hereon drawn represents said survey. No dimensions should be assumed or scaled. Title policy, local building codes and further Recorded Easements & restrictive covenants should be Investigated prior to making improvements to said property.

Glenn H. Kracht  
IN Registered Surveyor No. 9400001



Parcel Number: 45-19-23-102-004.000-008  
Owner: Lashelle, John R & Sharon S Probus  
J/T R/S  
Mailing Address: 7865 W 174th AVE Lowell IN  
46356  
Site Address: 7865 174TH AVE LOWELL IN  
46356  
Tax Code: 008  
Legal Description: Lowell-Cedar Creek  
Freedom Springs Unit 1 Lot  
27  
Net Acreage: 0  
Sec Twp Rng: 23 33 9  
Property Class: One Family Dwelling Platted  
Zoning Code: 0  
Use Code: 0  
Deductions: Homestead-Suppl, Homestead




This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

## LaShelle driveway Variance

John Lashelle <john.lashelle@ncsssi.com>

Wed 5/29/2024 10:28 AM

To:Dianna Cade <dcade@lowell.net>

 2 attachments (6 MB)

lashelle.driveway1.jpg; house10.jpg;

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You don't often get email from john.lashelle@ncsssi.com. [Learn why this is important](#)

Hi Dianna,

Sharon told me you needed some measurement of the driveway.

I attached a picture, and all we want to do is fill in the 2 grass sections in front of the closed garage door.

From the side walk to the house it is 7'6"X 11'6".  
From the sidewalk to the curb it is 8'x12'6".

The width if the driveway at the house is 30 feet. The opening at the curb is 20 feet.  
I've also attached a picture of the house from when it was built. You can see in that picture the right side of the driveway at the curb does "flare" out a little. We want to match the "flare" on the other side just so it matches.

So the overall opening at the curb sill only be 31 feet.

I hope this is what you were looking for as far as measurements go.

If you need anything else please just let me know.

Thank you

**John LaShelle**  
Manager-NCS 7150  
National Coatings & Supplies  
4143 166<sup>th</sup> St.  
Oak Forest, IL 60452  
P: 708-598-0598  
F: 708-598-0686

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