

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

B2A
24-011

- 1. Completed Application 8/8
- 2. Proof of Ownership 8/8
- 3. Application Fee 8/8
- 4. Plat of Survey or Site Plan (To Scale) 8/8
- 5. Certified List of Adjacent Property Owners _____
- 6. Proof of Publication 8/28
- 7. Notice to Adjacent Property Owners ✓

Petitioner
start
here

8. Petitioner's Name Adam M. Sworden Phone 219-488-9240
Address (Mailing) 337 W. 806 N. Valparaiso, IN 46385

9. Owners Name (if different) Jonathan G., Hlebasko

10. Property location 515 Joe Martin RD Lowell, IN 46356

11. Corner Lot: yes no _____

12. Present Zone: R1

13. Present Use: Residence

14. Legal Description: PT. NW S.25 T.33 R.9 2 AC. "32 RDS.X10 RDS." 467213

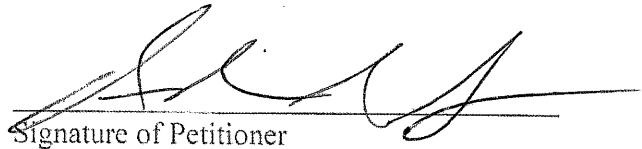
15. Request for variance from the provision of 155.031 (B) - Height
155.075 (B)(1)(a)
(Section, paragraph of zoning ordinance)

16. State specific change proposed and reason(s) such changes are necessary:
Owner has no garage and owns multiple vehicles and equipment which
needs to be kept indoors.

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.]

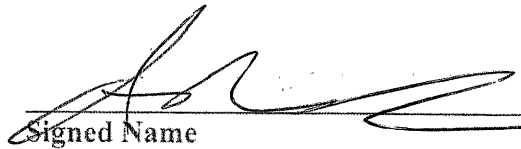
August 5th, 2024
Date


Signature of Petitioner

I RECEIVED THE INSTRUCTIONS FOR FILING A BZA PETITION

Adam M. Sworden
Printed Name

August 1st, 2024
Date


Signed Name

337 W. 806 N. Valparaiso, IN 46385
Address

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

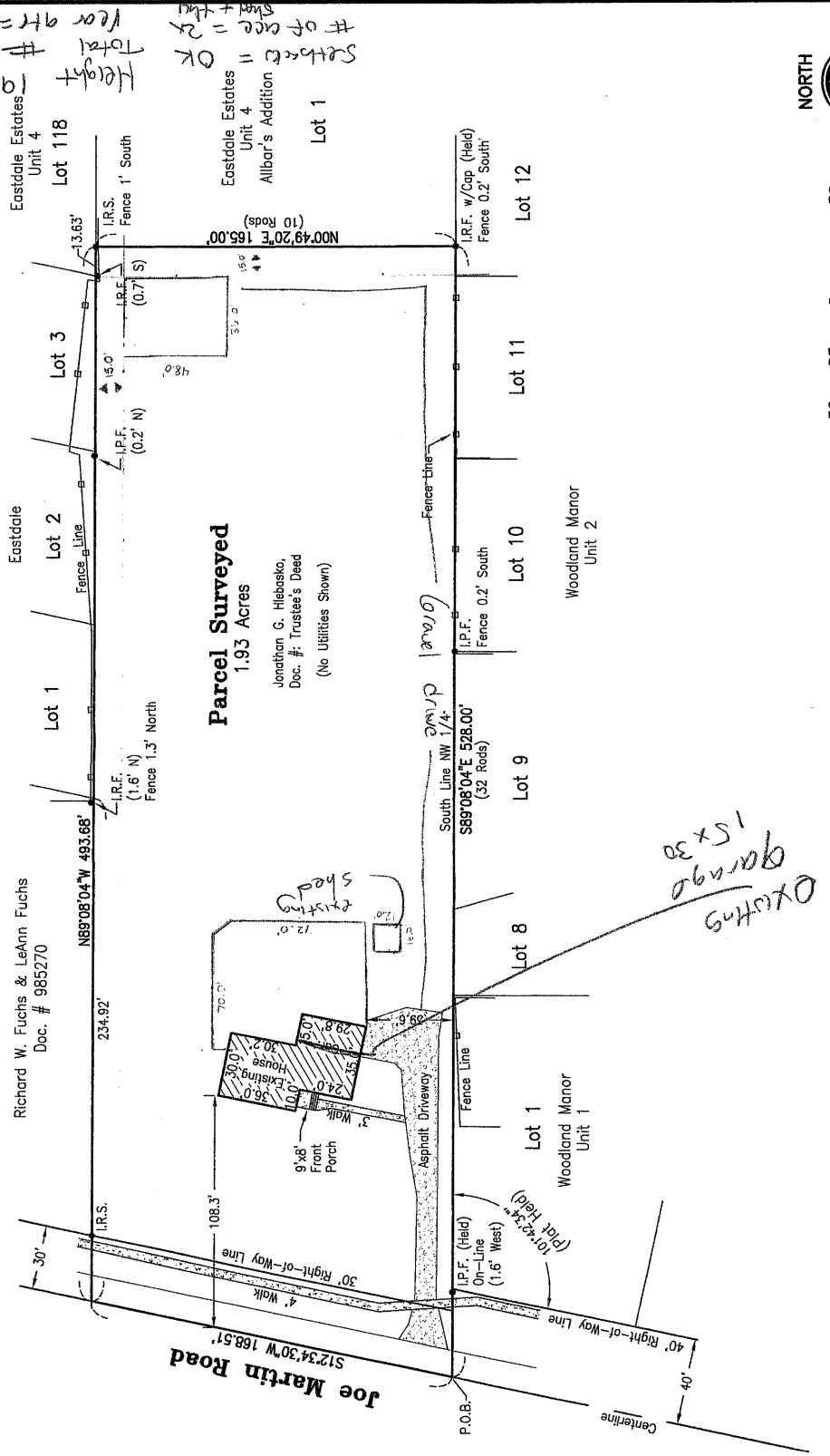
Parcel Number: 45-19-25-182-005.000-008
Owner1: Hlebasko, Jonathan G
Mailing Address: 515 Joe Martin RD Lowell IN 46356
Site Address: 515 JOE MARTIN RD LOWELL IN 46356
Tax Code: 008
Tax Description: Lowell-Cedar Creek
Legal Description: PT. NW S.25 T.33 R.9 2 AC. "92 RDS.X10 RDS." 467213
Net Acreage: 2
Sec Twp Rng: 25 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.

Plat of Survey

FILENAME: 515 Joe Martin Rd.	DRAWN: DJT	CHECKED: DJT
527 North Hallock Street Suite E Dekalb, Indiana 46310 Phone 219-987-2828	Tiemens Land Surveying, Inc.	
SCALE: 1"=50'	DATE: 6/8/2018	SHEET NUMBER: 1 of 2 JOB NUMBER: 2018-2943



Setback = OK
of acre = 2
Total Height = 10
Near qtr = OK

252 W. Adams, P.O. Box 399 • Morton, Illinois 61550-0399

Building #1 Specifications

Building Info	Style	Width	Height	Length	Truss Spacing	Roof Pitch	Lower Chord	Peak Height	Soffit Height
	306X	36'	12' 4"	48'	8'	4/12	1/12	19' 10.5"	13' 1"

306X 36'x12' 4"x48' (#1) - Building Use: Suburban - Storage

Foundation

Morton Foundation System - MFS Concrete Columns In Ground. Morton Buildings, Inc. exclusive foundation system. Reinforced precast concrete column with an internal threaded adjustment bracket set in a readi-mix poured footing set below frost depth or a minimum of 4'-0" below building grade. Fastened to a laminated wood column with an internal column connector bracket.

Morton Buildings, Inc. exclusive DuraPlank System. Reinforced precast 4" concrete board with integrated 3-1/2" treated wood, mounted at grade to concrete column.

Siding

South, East, North, West wall(s) Fluoroflex™ 1000 Hi-Rib Steel Minimum .019 (Fastened with Stainless Steel Screws)

Wainscot

South, East, North, West with 36" tall Fluoroflex™ 1000 Hi-Rib Steel Minimum .019 wainscot (Fastened with Stainless Steel Screws)

Protective Liner

South, East, North, West wall(s) with 7/16" thick OSB by approx. 32" tall Protective Liner

Roof

Hi-Rib Steel Minimum .019 (Fluoroflex™ 1000) (Fastened with Stainless Steel Screws) with Vent-A-Ridge
 Structure has not been designed for installation of anything which could retain snow on the roof.

Overhangs

South, North wall(s) 1' Wide Vented Sidewall Overhang with Standard 6" fascia, 5" Gutters and 3"x4" Downspouts, with elbows at base
 East, West wall(s) 1' Wide Non Vented Endwall Overhang with Standard 6" fascia

Walk Doors

1 A 3' x 6'8" MB 910 9 Lite Tempered Glass in Plain Flat Leaf Walk Door(s) in swing left hinge with lockset

Overhead Door Opening

2 B 9'10" x 9'11" Overhead Door Opening, 10' X 10' Panel, OHD/Operator requires 0' Headroom, Available Headroom is 2' 3.5625", See Subcontract Section for Detailed Door Information

1728 sq.
 48 x 36
 Existing shed 192
 12 x 16