



111 Gecowets Drive Fremont IN 46737
(260) 495-9158 / (260) 495-5902 fax
www.townofclearlake.org

**Board of Zoning Appeals
Regular Session**

Tuesday, February 13, 2024 @ 7 PM

Conference number 1-646-931-3860

Meeting ID: 647 970 5713

Passcode: Clear

Passcode by Phone: 121380

Join Zoom Meeting: <https://us06web.zoom.us/j/6479705713?pwd=bGoxRjllTXNXeWRhQlcrVzljaHUwdz09>

Agenda

- A. Call to Order
- B. Introductions and Roll Call Quorum
- C. Approval of Meeting Agenda
- D. Approve Minutes
 - 1. December 12, 2023 – Regular Session
 - 2. February 6, 2024 – Special Session
- E. Budget items - None
- F. Applications, Petitions, or Hearings
 - 1. Appeal Application 2023-05; 933 South Clear Lake Drive, Denny & Jackie Keiser
 - 2. Variance Application 2024-01 (A) & (B); 1124 South Clear Lake Drive, David Gerig
- G. Old Business - None
- H. New Business
- I. Discussion
- J. Election/ Appointments
 - 1. Chair
 - 2. Vice-Chair
 - 3. Rules Committee
 - 4. Secretary
- K. Adjournment

Please note: Agenda items listed are those reasonably anticipated and may be discussed at the meeting. Not all items listed may necessarily be discussed and there may be other items not listed that may be brought up for discussion.



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The next regularly scheduled meeting of the Clear Lake Board of Zoning Appeals will be Tuesday, April 9, 2024, at 7:00 PM. The deadline for items requiring legal notices is 28 days before the regularly scheduled meeting.

Please note: Agenda items listed are those reasonably anticipated and may be discussed at the meeting. Not all items listed may necessarily be discussed and there may be other items not listed that may be brought up for discussion.

Town of Clear Lake – Board of Zoning Appeals

Meeting Minutes – December 12, 2023

Chairman Jim McClain called meeting to order at 7:00pm.

There were 3 residents in attendance and 1 via Zoom.

Roll Call:

Kit Tyler, 280 Penner Drive

Matt Rippe, 68 West Clear Lake Drive

Walter (Mokey) Grabowski, 254 West Clear Lake Drive

Jim McClain, 1226 Quiet Harbor Drive

Jessica Swander, 7382 E State Road 120

Mike Hawk, Attorney to the BZA

Robert Hawley, Zoning Administrator

Jennifer Sattison, Billing Clerk

J. McClain entertained a motion to approve the agenda.

Motion by: J. McClain

To approve the agenda.

2nd by: J. Swander

All in favor, say aye. Vote was unanimous. Motion carried; agenda approved.

J. McClain entertained a motion to approve October 10, 2023, Board of Zoning minutes.

Motion by: W. Grabowski

To approve October 10, 2023, Board of Zoning minutes.

2nd by: J. Swander

All in favor, say aye. Vote was 4-0 with one abstained. Motion carried; October 10, 2023, Board of Zoning minutes approved.

No budget items.

Variance 2023-05: Postponed to next meeting (Preliminary February 13, 2024)

Variance 2023-06: Relief from required street yard setback as specified in section 2.14 of UDO from 25' to 19.3'.

Zoning Administrator R. Hawley went through the staff report for Variance 2023-06, Cass & Janie Cullis', 70 West Clear Lake Drive.

J. McClain entertained a motion to open for public comment.

Motion by: J. Swander

To open for public comment.

2nd by: M. Rippe

All in favor, say aye. Motion carried; open for public comment.

Interest party, Mike Suber, discussed Cullis' reasonings for applying for the variance.

Residents discussed their support and their opposition to the variance.

J. McClain entertained a motion to close public comment.

Motion by: K. Tyler

To close public comment.

2nd by: J. Swander

All in favor, say aye. Motion carried; closed public comment.

Board of Zoning members discussed.

J. McClain entertained a motion to open for public comment.

Motion by: J. Swander

To open for public comment.

2nd by: M. Rippe

All in favor, say aye. Motion carried; open for public comment.

Cullis' discussed their practical difficulties for applying for their variance.

J. McClain entertained a motion to close public comment.

Motion by: J. Swander

To close public comment.

2nd by: K. Tyler

All in favor, say aye. Motion carried; closed public comment.

J. McClain entertained a motion to proceed to final action for Variance 2023-06.

Motion by: W. Grabowski

To proceed to final action for Variance 2023-06.

2nd by: M. Rippe

All in favor, say aye. Motion carried; proceeded to final action for Variance 2023-06.

Findings of Fact #1: Legal notice of the petition has been provided in accordance with applicable Indiana Code and notice has been made to appropriate landowners.

Final Vote: 5-0. Yes, Findings of Fact #1 criteria was met.

Findings of Fact #2: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Final Vote: 5-0. Yes, Findings of Fact #2 criteria was met.

Findings of Fact #3: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Final Vote: 5-0. Yes, Findings of Fact #3 criteria was met.

Findings of Fact #4: The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property.

Final Vote: 3-2. Yes, Findings of Fact #4

Variance 2023-06 was approved.

J. McClain entertained a motion to approve 2024 Board of Zoning meeting dates.

Motion by: J. Swander

To approve 2024 Board of Zoning meeting dates.

2nd by: M. Rippe

All in favor, say aye. Motion carried; approved 2024 Board of Zoning meetings dates.

J. McClain entertained a motion to adjourn meeting.

Motion by: W. Grabowski

To adjourn meeting.

2nd by: J. McClain

All in favor, say aye. Vote was unanimous. Motion carried; Meeting adjourned.

Meeting adjourned at 7:39pm.

Board of Zoning Appeals Chairman: Jim McClain

Attest: Jennifer Smith-Sattison, Billing Clerk

Town of Clear Lake – Board of Zoning Appeals Special Session Meeting Minutes – February 6, 2024

Chairman Jim McClain called the special session meeting to order at 6:00pm.

There were 3 residents in attendance.

Roll Call:

Jessica Swander, 7382 E State Road 120

Jim McClain, 1226 Quiet Harbor Drive

Matt Rippe, 68 West Clear Lake Drive

Roger Dammeier, 624 East Clear Lake Drive

Kathy Latz, 610 East Clear Lake Drive

Mike Hawk, Attorney to the BZA

Jennifer Sattison, Billing Clerk

Robert Hawley, Zoning Administrator

J. McClain Entertained a motion to approve the agenda.

Motion by: J. Swander

To approve the agenda.

2nd by: M. Rippe

All in favor, say aye. Vote was unanimous. Motion carried; agenda approved.

Kathy Latz and Roger Dammeier are the newly appointed board members.

Board of Zoning goes through training session.

Meeting adjourned at 6:48pm.

Board of Zoning Appeals Chairman: Jim McClain

Attest: Jennifer Smith-Sattison, Billing Clerk



Permit #: 2023-05

ADMINISTRATIVE APPEAL APPLICATION

Town of Clear Lake, 111 Geowets Drive, Fremont, IN 46737
Office: (260) 495-9158 Mobile: (260) 243-6701 Email: zoning@townofclearlake.org

Applicant Information

Name: Denny Keiser, Jackie Keiser
Address: 934 S Clear Lake Dr
City, State, Zip: Fremont, In. 46737
Phone: 574-354-9979 Email: Dennis.Keiser3@gmail.com
Applicant is: Owner Engineer / Architect Contractor

Owner Information

Name: Same as above
Address: _____
City, State, Zip: _____
Phone: _____ Email: _____

Administrative Appeal Information

Describe the nature of the appeal including the name of the official that rendered the decision, interpretation, order, or action; and the address of the property from which the appeal stems. Include references to relevant sections of the Unified Development Ordinance, meeting dates, etc. Attach additional pages as necessary.

Project Address: 933 S Clear Lake Dr Parcel ID #: 760130000031000002

Statement of Appeal: RE: # ^{1/2} IL P2023-18 letter received rescinding approval of Boiler system for heat.

Requested Action by BZA: Approval of Boiler + Pressure tank inside garage for heat. Water lines would be contained in concrete for building heat purposes only.

Date of decision or interpretation was rendered: (Application shall be filled within ninety (90) days) 9/6/2023

Certification

I am the owner or legal agent of the subject property; The information provided in this appeal is true and accurate to the best of my knowledge; I understand the application will be routed to applicable government and utility agencies; I understand I am responsible for the costs of all legal notices associated with this application; I understand my presence (or my legal counsel's presence) is required at the Board of Zoning Appeals meeting concerning this project.

Denny Keiser
Application Printed Name

[Signature] 9-25-23
Applicant's Signature Date

Jackie Keiser
Application Printed Name

[Signature] 9-25-23
Applicant's Signature Date



Copy

111 Gecowets Drive Fremont IN 46737
(260) 495-9158 / (260) 495-5902 fax
www.townofclearlake.org

Date: 9/6/2023

To: Dennis Keiser

RE # ILP2023-18

Dennis,

Due to a recent issue, it was brought up that no water can enter the accessory building regardless of use. Per section 5.04.H. it states, "water service shall not be provided into an accessory building". As a condition of approval, you asked if you could have a boiler for heating, which would involve adding a well to the property and supporting equipment would need to be in the condition space. I initially approved your request because I felt that it met the UDO standards, but due to a recent discussion with the town attorney and Plan Commission chair, I have to rescind my decision regarding the supporting equipment placed into the building that utilizes water.

If you have any questions, please call at 260-243-6701

Regards,

Robert Hawley

Town of Clear Lake Zoning Administrator

Email: zoning@townofclearlake.org



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www.townofclearlake.org

Date: 12/4/2023
To: Town of Clear Lake Board of Zoning Appeals, Dennis & Jackie Keiser
RE: ILP# 2023-18 & Letter Dated 9-6-2023
From: Robert Hawley, Zoning Administrator

1. On 5/24/2023 ILP2023-18 was issued to Dennis & Jackie Keiser (“Applicant”).
2. On 6/26/2023 the Applicant amended its site plan to make changes to the foundation.
3. Subsequent to submitting the amended site plan, the Applicant verbally requested approval for a boiler heat system. I did initially verbally approved of the use of a boiler and its supportive equipment (which would include a pressure tank) so long as no water service would be provided to the interior of the structure (i.e. cannot have the use of water except for purposes of operating the boiler heat system).
4. After discussing this Application with the Town of Clear Lake (“TOCL”) Plan Commission Chair, Vice Chair and the Town Attorney, it was noted that my interpretation of allowing the use of any water supply to the interior of a Lake Accessory (“LA”) structure was not permitted but instead is only permitted for outdoor hydrants or spigots (per UDO §2.16).
5. On 9/6/2023 I mailed a letter to Dennis & Jackie Keiser rescinding my prior decision concerning the use of a boiler heat system because it required water service within an LA structure.
6. On 10/19/2023 the Applicant requested that I forwarded them an Application for an Administrative Appeal. At that time the Applicant also informed me of their intent to use a glycol-based system (rather than a water-based system) but still desired to be able to locate a pressure tank for their well within the LA structure.
7. I promptly provided the Application for Administrative Appeal to the Applicant.

Regards,

Robert Hawley
Town of Clear Lake Zoning Administrator
Email: zoning@townofclearlake.org

Feed Back Summary – Administrative Appeal

	Support	Maybe	Oppose
Total	16	1	77

Comments (maybe):

If you can put wording together that this is a special case and that this owner is restricted to adding any plumbing beyond what is currently needed for the heating system only! And it doesn't change current UDO guidelines.

Comments (Support):

The UDO code that does not allow water service to enter an accessory building in my opinion is to deter living conditions that could lead to occupancy. A boiler system for in floor heat is a closed system designed for heating a building. Since there isn't the ability to hook the building up to the sewer system, the presence of water service to the building still wouldn't allow for the ability to make is "livable", i.e. a kitchen or bathroom.

There is no inside access to water so the request doesn't violate UDO. Its a pressure tank for her garden and a heated floor.

the boiler has no water connected and the pressure tank is to feed the outside spigot only, , both should be allowed.

Comments (Oppose):

The Zoning administrator's decision was proper. Water of any kind is not allowed in garages.

There are many ways to heat a structure that do not necessitate installing a water system. There is no hardship or reason for a variance.

The UDO does not allow LA structures to have plumbing and water, we need to stand firm on this issue. The UDO was approved by more than a majority of Clear Lake residents. Our community does not want LA structures to have water therefore, Mr. Keiser's Appeal should be denied.



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**LEGAL NOTICE OF A PUBLIC MEETING
BEFORE THE BOARD OF ZONING APPEALS
TOWN of CLEAR LAKE, INDIANA**

To: All persons located within the zoning jurisdiction of the Town of Clear Lake, Indiana

RE: Appeals Request 2023-05

The Clear Lake Board of Zoning Appeals (BZA) will meet on Tuesday, February 13, 2024, at 7:00 PM in the Town Hall at 111 Gecowets Drive, Fremont, Indiana 46737. At the meeting, the BZA will consider the following application:

BZA 2023-05: Request for an administrative appeal for ILP 2023-18 regarding a decision letter dated 9-6-2023 to Denny and Jackie Keiser at 933 South Clear Lake Drive. The request for a boiler and supplemental equipment to be installed in the garage was denied and no water components are to be allowed in the garage.

At the public hearing, all interested parties will be given the opportunity to be heard concerning the matters set out in the applications. Appearance at the public hearing, in person or by a representative, shall waive any defect in notice unless the alleged defect is raised at the beginning of the public hearing. The hearing may be continued, as necessary.

The Clear Lake Board of Zoning Appeals must find several conditions have been met before the requested variances may be granted. All comments and questions on this matter should be directed to the Zoning Administrator (260) 243-6701 or zoning@townofclearlake.org.

Robert Hawley
Town of Clear Lake Zoning Administrator



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(260) 495-9158 / (260) 495-5902 fax
www.townofclearlake.org

**LEGAL NOTICE OF A PUBLIC MEETING
BEFORE THE BOARD OF ZONING APPEALS
TOWN of CLEAR LAKE, INDIANA**

To: All persons located within the zoning jurisdiction of the Town of Clear Lake, Indiana

RE: Appeals Request 2023-05 & Variance Request 2023-06

The Clear Lake Board of Zoning Appeals (BZA) will meet on Tuesday, December 12, 2023, at 7:00 PM in the Town Hall at 111 Gecowets Drive, Fremont, Indiana 46737. At the meeting, the BZA will consider the following applications:

BZA 2023-05: Request for an administrative appeal for ILP 2023-18 regarding a decision letter dated 9-6-2023 to Denny and Jackie Keiser at 933 South Clear Lake Drive. The request for a boiler and supplemental equipment to be installed in the garage was denied and no water components are to be allowed in the garage.

BZA 2023-06: Request for a variance at 70 West Clear Lake Drive owned by Cass and Janie Cullis. The applicant wants to make use of space above the existing main floor, which would require a variance due to an existing building nonconformity. The request would allow the addition of the building to be 19.3 feet from the right of way where 25 feet is required per section 2.14 of the UDO.

At the public hearing, all interested parties will be given the opportunity to be heard concerning the matters set out in the applications. Written feedback filed using the public feedback form will be summarized and presented at the hearing. Feedback forms must be submitted three (3) days before the public hearing for consideration. Appearance at the public hearing, in person or by a representative, shall waive any defect in notice unless the alleged defect is raised at the beginning of the public hearing. The hearing may be continued, as necessary.

The Clear Lake Board of Zoning Appeals must find several conditions have been met before the requested variances may be granted. All comments and questions on this matter should be directed to the Zoning Administrator (260) 243-6701 or zoning@townofclearlake.org.

Robert Hawley
Town of Clear Lake Zoning Administrator

ParcelId	OwnerName	OwnerAddress1	OwnerCityStZip	Column1
760130120114000002	Affolder Bonnie L	3318 Addison Ave	FORT WAYNE, IN 46805	
760130120115000002				
760130120116000002				
760130120112000002				
760130000029000002	Bombrys Timothy E & Linda Sue Bombrys Trust dtd 3-6-19 und 1/3 Int & 20100 State Route 199		BOWLING GREEN, OH 43402	
760130120203070002	Clear Lake Township Land Conservancy Inc	111 Gecowets Dr	FREMONT, IN 46737	
760130120203030002	Culler Amy S Trust	3827 Brookside Dr	Ottawa Hills, OH 43606	
760130120129000002				
760130120128000002				
760130120119000002	Culler Fredrick I Living Trust dtd 1-5-2021	932 South Clear Lake Drive	FREMONT, IN 46737	
760130120120000002				
760130120203000002	Eckrich Thomas J & Sally A	948 South Clear Lake Dr	Fremont, IN 46737	
760130120203040002				
760130120127000002	Gladieux Mark A Rev Trust	921 Pion Rd	FORT WAYNE, IN 46845	
760130000028000002				
760130000030000002	Hill Robert & Vicki H/W	936 South Clear Lake Dr	FREMONT, IN 46737	Adjacent
760130120125000002				
760130120124000002				
760130120117000002	Kaiser Thomas E Declaration of Trust U/A dtd 1-16-93 Thomas E Kaiser T 317 E 6th St		PERRYSBURG, OH 43551	
760130120123000002	Keiser Dennis C & Jacqueline J Rev Trust dtd 5-29-20	934 S Clear Lake Dr	FREMONT, IN 46737	Owner
760130000031000002				
760130000032000002				
760130120133000002	Larson Lucas	946 South Clear Lake Dr	FREMONT, IN 46737	
760130120132000002	Larson Terry W & Cheryl R	2635 E St Rd 114-92	Huntington, IN 46750	
760130120203050002	Meso Matthew	820 Suffield	BIRMINGHAM, MI 48009	
760130120203060002				
760130120131000002				
760130120130000002				
760130000002000002	Moore Joe A & Melanie Sue	7610 E St Rd 120	Fremont, IN 46737	Adjacent
760130000033000002				
760130000034000002				
760130120126000002	Obrock John & David Obrock & Linda Bombrys T/C	20100 McCutcheonville Rd	BOWLING GREEN, OH 43402	
760130120307000002	Thiel Anita C & Paul A Hatten JT/RS	926 South Clear Lake Dr	FREMONT, IN 46737	
760130120111000002				
760130120113000002				

Town of Clear Lake Board of Zoning Appeals

Staff Report

GENERAL INFORMATION

Request Number:	2024-01. A & 2024-01.B
Applicant:	David Gerig
Status of Applicant:	Owner
Owner (if different from applicant):	N/A
Location:	1124 South Clear Lake Drive
Zoning:	LR – Lake Residential
Current Use:	Single Family Residential
Type:	Dimensional Variance <i>Horizontally Protected Viewshed 5.65(C)(1)</i> <i>Horizontally Protected Viewshed 5.65(C)(2)</i>
Adjacent Area Zoning & Uses:	North: LR – Lake Residential East: Lake South: LR – Lake Residential West: LA – Lake Accessory
Hearing Date:	February 13, 2024 <ul style="list-style-type: none">• Publication of legal notice was published in the Herald Republican on February 2, 2024.• A legal Notice was also posted by the Zoning Administrator outside the Town Hall.• 3 adjacent owners were sent Legal Notices with a certificate of mailing.• 11 interested property owners were sent “courtesy notices” by regular US mail.• Notifications were sent to adjacent property owners within 300 feet of the subject property.

Criteria:

UDO 9.19(E)(7)(a) Development Standard Variances

Development Standards Variance Findings of Fact: The Board of Zoning Appeals shall make the following findings of fact for Development Standards Variances. Approval of the findings may be in the form of a general statement. Disapproval of findings shall specify the reason for non-compliance.

- i. The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
- ii. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.
- iii. The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property.

Things to consider:

- Is enforcement of the Ordinance unreasonable and prevents the owner from using the property for a permitted use?
- Would conforming to the ordinance be unnecessarily burdensome?
- Does the variance do substantial justice to the applicant and other property owners in the district?
- Would a lesser relaxation be more appropriate?
- Is the situation causing the need for a variance due to unique circumstances related to the property?
- Is the situation self-created (created by an action of the applicant)?

Notices

Owner Name	Owner Address	Owner City/St/Zip
Wick Wendy A	10103 Solace Ln	Carmel, IN 46280
Day Rose M Trustee of the Rose M Day Trust UTD 07-11-00	102 Clear Lake Cove	FREMONT, IN 46737
Timmer Claire C Trustee of the Claire C Timmer Self-Trusteed Rev Living Trust Agreement	108 Clear Lk Cv	FREMONT, IN 46737
Schlosser Evelyn Hornish Trt to Evelyn Hornish Schlosser Rev Lvg Tr dtd Feb 27 2009	110 Clear Lake Cove	FREMONT, IN 46737
Lazur Scott T & Susan H/W	1108 S Clear Lake Dr	FREMONT, IN 46737
Hoagland Family Limited Partnership	1114 South Clear Lake Dr	Fremont, IN 46737
Nevin James L & Cathleen L H/W	1120 South Clear Lake Dr	FREMONT, IN 46737
Jarrett John & Jan	11430 Grotrian Rd R R 2	Monroeville, IN 46773
Chrzan Barry L & Linda Peters Chrzan H/W	12124 Orchard Place	FORT WAYNE, IN 46845
Breeden Danna C Rev Trust	1287 Rainbow Ct	NAPLES, FL 34110
McMaster Robert R	1804 Lake Shore Dr	COLUMBUS, OH 43204
Yackee Marjorie L Trustee The Marjorie L Yackee Revoc Living Trust dtd 10-19-04	208 Caribe Vista Way	SAINT AUGUSTINE, FL 32080
Gerig David	26025 River Rd	WOODBURN, IN 46797
Brown Family Trust dtd 7-29-05 as Amended & Restated 5-29-19	9410 Ridings Blvd	DAYTON, OH 45458
Bauman Judith A & Norbert L Bauman Co-Trustees of the Judith A Bauman Rev Trust dtd 12-16-13	PO Box 927	FREMONT, IN 46737

Adjacent properties are highlighted





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**LEGAL NOTICE OF A PUBLIC MEETING
BEFORE THE BOARD OF ZONING APPEALS
TOWN of CLEAR LAKE, INDIANA**

To: All persons located within the zoning jurisdiction of the Town of Clear Lake, Indiana

RE: Variance Request 2024-01(A) & (B)

The Clear Lake Board of Zoning Appeals (BZA) will meet on Tuesday, February 13, 2024, at 7:00 PM in the Town Hall at 111 Gecowets Drive, Fremont, Indiana 46737. At the meeting, the BZA will consider the following applications:

BZA 2024-01(A) & (B): Request for a Development Standards Variance at 1124 South Clear Lake Drive by David Gerig. The request is to allow the establishment of a new home within the Horizontally Protected Viewshed and Established Building Setback. The setbacks requested are 74 feet from the water's edge for the new home and 54 feet from the water's edge for an elevated deck. The following are the sections for which the variances are being sought:

2024 – 01.A Horizontally Protected Viewshed 5.65(C)(1) – New Primary Structure

2024 – 01.B Horizontally Protected Viewshed 5.65(C)(2) – New Elevated Deck

At the public hearing, all interested parties will be given the opportunity to be heard concerning the matters set out in the applications. Appearance at the public hearing, in person or by a representative, shall waive any defect in notice unless the alleged defect is raised at the beginning of the public hearing. The hearing may be continued, as necessary.

The Clear Lake Board of Zoning Appeals must find several conditions have been met before the requested variances may be granted. All comments and questions on this matter should be directed to the Zoning Administrator (260) 243-6701 or zoning@townofclearlake.org.

Robert Hawley
Town of Clear Lake Zoning Administrator

Feed Back – Variance 2024 (A) & (B)

	Support	Oppose
Total	2	0

FINDING OF FACT #1: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

	Agree	Disagree
Comments: None	1	0

FINDING OF FACT #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.

	Agree	Disagree
Comments: None	1	0

FINDING OF FACT #3: The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property

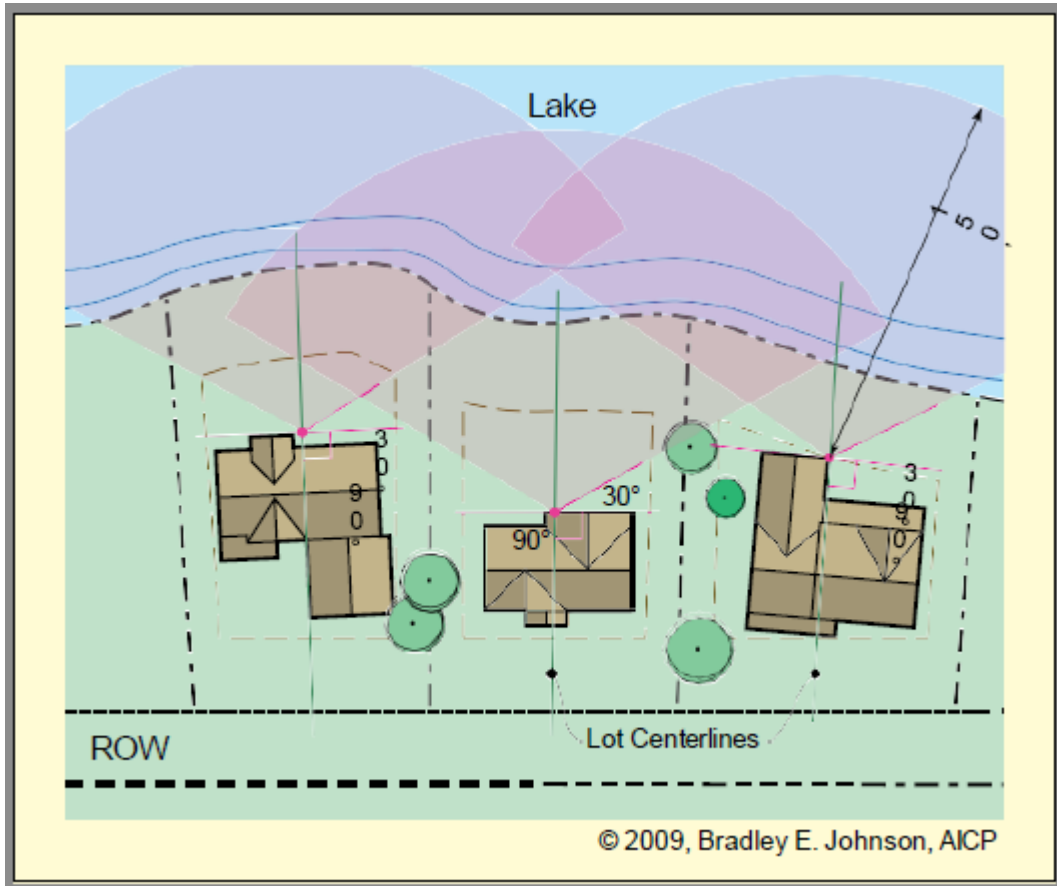
	Agree	Disagree
Comments: None	1	0

Note:

Email correspondence received from Robert McMaster giving no objection to the proposed request.

Zoning Matrix

- C. Viewshed: Under no circumstance shall any of the following improvements on a lot obscure the horizontally protected viewshed of an adjacent lot:
1. New or modified primary structure or room addition,
 2. New, modified or relocated accessory structure, including an elevated deck, porch, or playset,
 3. Planting of one (1) or more evergreen trees, or evergreen or dense shrubs,
 4. New or modified fence, screening, or retaining wall, or
 5. New or modified architectural feature.





DEVELOPMENT STANDARDS VARIANCE APPLICATION

Town of Clear Lake, 111 Gecowets Drive, Fremont, IN 46737

Office: (260) 495-9158 Mobile: (260) 243-6701 Email: zoning@townofclearlake.org

Applicant Information

Name: David S Geig
Address: 25912 River Rd
City, State, Zip: Woodburn IN 46797
Phone: _____
Applicant is: Owner Engineer / Architect Contractor

Owner Information

Name: Same as above
Address: _____
City, State, Zip: _____
Phone: _____ Email: _____

Project Information

Project Address: 1124 Clear Lake Dr.
Parcel ID #: _____
Legal Description: (attach if necessary)
Current Zoning: _____
Current Use: _____
Variance Requested: _____

UDO Provisions for which relief is requested? View Shed

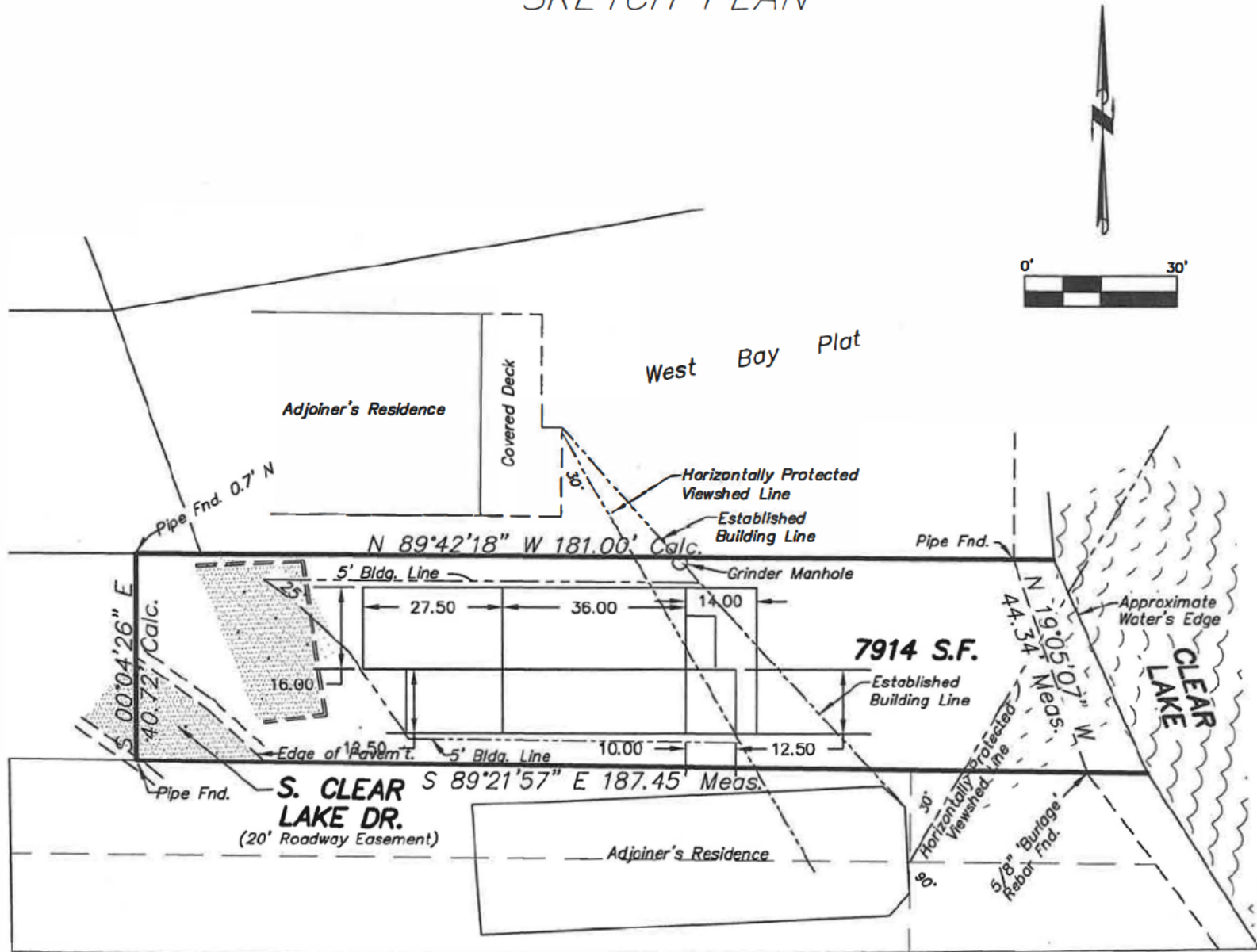
Describe the project request in detail.

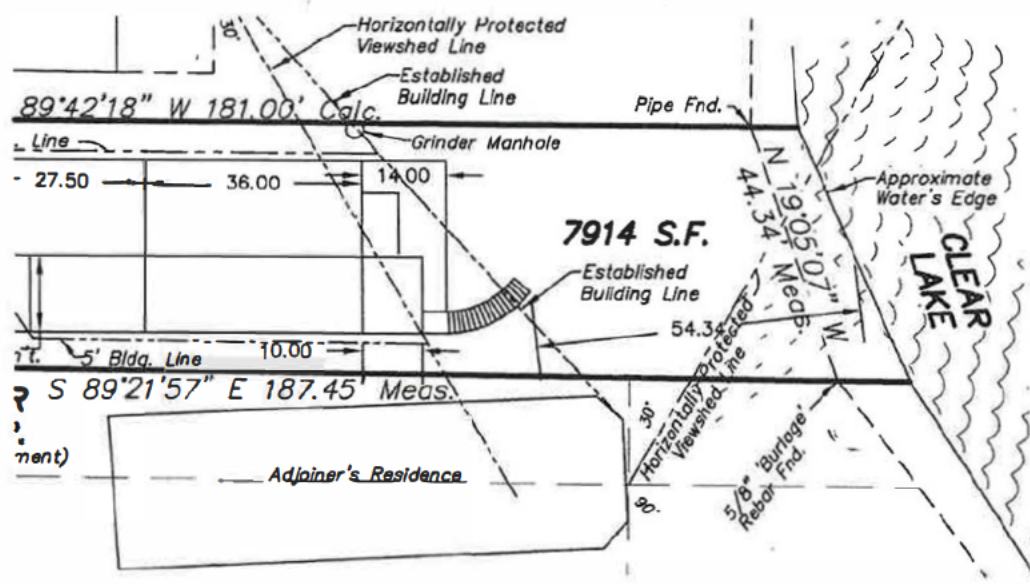
We would like to construct a new cottage in the area of the existing cottage.

Explain why the requested variance is essential to the practical use of your property.

The existing cottage is inside the adjacent property, which view shed as described in ordinance.

SKETCH PLAN

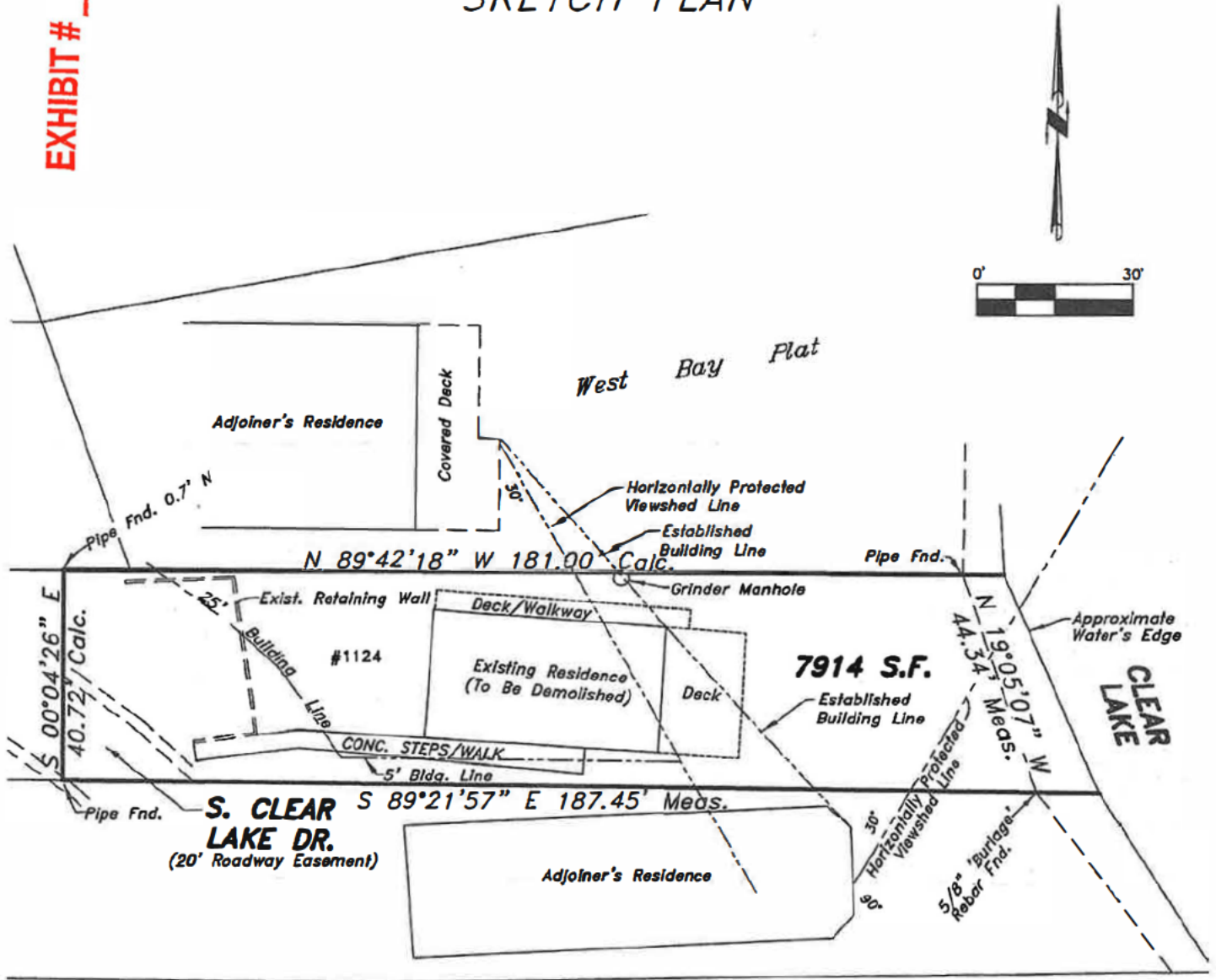




ET

4

SKETCH PLAN



ZONING:	LR
100 YEAR FLOOD ELEVATION FOR CLEAR LAKE:	1039.1 (1929 DATUM)
FLOOD PROTECTION ELEVATION:	1041.1 (1929 DATUM)
PARCEL AREA:	7914 SQUARE FEET
PROPOSED PERCENT IMPERVIOUS BUILDING COVERAGE:	
TOTAL PROPOSED PERCENT IMPERVIOUS AREA:	

EXHIBIT A

Land situated in the of , County of Steuben, State of Indiana, described as follows:

Part of the Southwest Fractional Quarter of Section 19, Township 38 North, Range 15 East, described as follows: Commencing at the Northwest corner of the Southwest Quarter of Section 18 and thence running South 1650.00 feet on the West line of said Section 19; thence South 89 degrees 19 minutes East 603.77 feet to the true point of beginning; thence South 00 degrees 41 minutes West 39.78 feet (recorded, 39.95 feet actual) to the Northwest corner of land now or formerly owned by Carl K. Nahrwold and recorded in Deed Record 100, page 229, records of said Steuben County; thence South 89 degrees 19 minutes East 352 feet more or less (recorded, 341.4 feet actual) on the North line of said Nahrwold land to the waters edge of Clear Lake; thence meandering the waters edge of said lake in a Northwesterly direction 45 feet more or less to a point South 89 degrees 19 minutes East of the true point of beginning; thence North 89 degrees 19 minutes West 329 feet, more or less (recorded 324.5 feet actual) back to the true point of beginning.

LESS AND EXCEPT:

A part of the Southwest Quarter of Section 19, Township 38 North, Range 15 East (Clear Lake Civil Township), Steuben County, Indiana, being the Westerly 0.14 acres of a tract of land conveyed by Deed Record 236, Pages 266 and 267, described as follows:

Commencing at a P. K. Nail in a 1/4" Iron pipe found at the West Quarter Corner of said Section 19; thence South 00 degrees 01 minutes 31 seconds East, (BASE BEARING) along the West line of said Section 19, a distance of 1,650.18 feet measured (Deed=100 rods - 1,650'), to a railroad spike found on the North line of Lake Drive; thence departing said West line of Section 19, North 89 degrees 47 minutes 20 seconds East, along the North line of Lake Drive, a distance of 603.94 feet measured (Deed = South 89 degrees 19 minutes 00 seconds East, 603.77 feet), to a 1/4" Iron pin found at the Northwest corner of said land conveyed by Deed Record 236, Pages 266 and 267; thence South 01 degrees 53 minutes 28 seconds East, (Deed = South 00 degrees 41 minutes 00 seconds East), along the West line of said Deed Record 236, Page 266, a distance of 39.95 feet measured to a 1/4" Iron pipe at the Northwest corner of a 0.11 acre tract conveyed by Document #00-06-0476, said pipe being the TRUE POINT OF BEGINNING of this description; thence South 89 degrees 53 minutes 53 seconds East, (Deed = South 89 degrees 19 minutes 00 seconds East), along the South line of said land conveyed by Deed Record 236, Pages 266 and 267, a distance of 149.50 feet, to a 1/4" Iron pipe set on the South line of said land conveyed by Deed Record 236, pages 266 and 267; thence departing said South line, North 00 degrees 11 minutes 46 seconds West, across said land conveyed by Deed Record 236, Pages 266 and 267, a distance of 40.72 feet measured, to a 1/4" Iron pipe set on the north line of said land conveyed by Deed Record 236, pages 266 and 267; thence South 89 degrees 47 minutes 58 seconds West, along the North line of said land conveyed by Deed Record 236, pages 266 and 267, a distance of 150.68 feet, to said 1/4" Iron pin found at the Northwest corner of said land conveyed by Deed Record 236, pages 266 and 267; thence South 01 degree 53 minutes 28 seconds East, along the West line of said Deed Record 236, Pages 266 and 267, a distance of 39.95 feet, back to the True Point of Beginning, said in previous deed to contain 0.14 acre, more or less.

Tax Parcel Number: 76-01-19-330-126.000-002



Exterior Finishes for 1124 Clear Lake Dr.

The following material will be used in combination for the exterior of the property.

Natural Wood Side Main Entry Door

Black Clad Swinging Patio Doors

Black Claded Casement Windows

Hardiplank Siding Horizontal and Batten Board

Cedar Shingle Accent Siding

Natural River Rock covering Concrete Foundations and Patio Post

President,



David Gerig

*NOT FORMALIZED PLANS AND SPECS (01/14/2024)



AREA	SHEET
1ST FLOOR	101
2ND FLOOR	102
3RD FLOOR	103
4TH FLOOR	104
5TH FLOOR	105
6TH FLOOR	106
7TH FLOOR	107
8TH FLOOR	108
9TH FLOOR	109
10TH FLOOR	110

PROJECT NO. 2024-001
 CLIENT NAME: CUSTOMER L.L.C.
 PROJECT: 1000 S. GARDEN LANE DR.
 CITY: ST. PAUL, MN
 COUNTY: RAMSEY

PROJECT CLIENT:
 NAME: CUSTOMER L.L.C.
 PHONE: (612) 123-4567
 EMAIL: CONTACT@CUSTOMER.COM
 COMPANY: CUSTOMER INC.

SHEET TITLE:
3D RENDERINGS: ELEVATIONS

DRAWINGS PROVIDED BY:
SECRET MARKETING GROUP
 RESPONSE: CHRIS SICKEL
 PHONE: (612) 123-4567
 WEBSITE: WWW.SECRETMARKETING.COM

DATE:
 1/14/2024

SCALE:
 AS NOTED

SHEET:
 3D102

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NON-FINALIZED PLANS AND SPECS (01/16/2024)



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SUCH DOCUMENTS MAY NOT BE TRANSFERRED TO OTHERS.

AREA	SQ. FT.
FLOOR PLAN	1312
DECK	102
PAVING	102
TOTAL	1516

PROJECT NO.:
CLASSIC LAKE LUXE
100 S. 1000th Ave. SW
Bldg. 517, 518, 519, 520, 521, 522
Bldg. 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

PROJECT CLIENT:
DAVID & JENNIFER GIBBS
DAVID GIBBS CONTRACTORS LLC
1000 1st St. NW
Bldg. 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

SHEET TITLE:
3D RENDERINGS: CORNERS

DRAWINGS PROVIDED BY:
SECRET MOUNTAIN GROUP
1000 1st St. NW
Bldg. 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

DATE:
1/14/2024

SCALE:
AS NOTED

SHEET:
3D101



2ND FLOOR
1/4" = 1'-0"

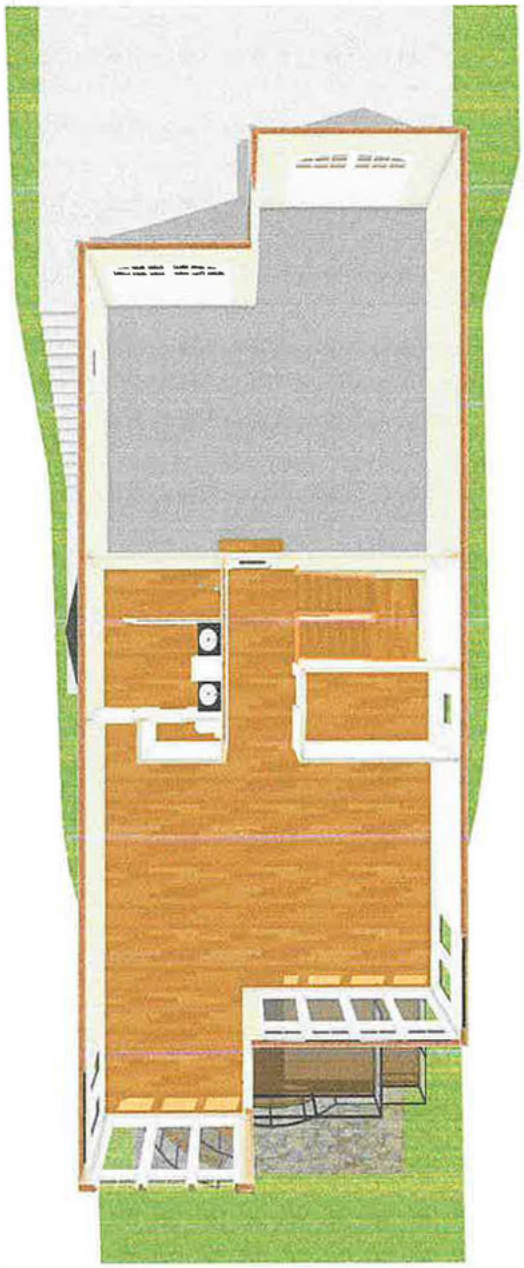


EXHIBIT # E-2

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SHEET: A103	AS NOTED	SCALE: 1/4" = 1'-0"	DATE: 1/14/2024	DRAWINGS PROVIDED BY: SECRET MARKETING GROUP DESIGNER: CHASE SECRET PHONE: 1248 370 8909 EMAIL: CHASE.SMG@SMGAL.COM WEBSITE: WWW.SECRETMARKETINGGROUP.COM	SHEET TITLE: PLAN VIEW: 2ND FLOOR	PROJECT CLIENT: NAME: GFI FRANKLIN & DAVE GERS PHONE: 6601 3487385 EMAIL: DAVID.GERBING@GERBINGCONTRACTING.COM COMPANY: GERB CONTRACTING	PROJECT NO. CUSTOMLAKE HOME STYLE: 109 B DRAM LAGO DR. CITY: ST. FRANCIS, IN JOB CODE: 46287		<small> ALL RIGHTS RESERVED NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM SECRET MARKETING GROUP. </small>



1ST FLOOR
1/4" = 1'-0"



EXHIBIT # E-3

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DATE: 1/14/2024 SCALE: AS NOTED SHEET: A102	DRAWINGS PROVIDED BY: SECRET MARKETING GROUP <small>DESIGNER: CHASE SCHOTT PHONE: 430.657.9499 EMAIL: CHASE@SECRETMARKETING.COM WEBSITE: WWW.SECRETMARKETINGGROUP.COM</small>	SHEET TITLE: PLAN VIEW: 1ST FLOOR	PROJECT CLIENT: <small>FRANK: BOB FRANKLIN & DAVID GORIG MODEL #: 123456789 PHASE: DAVID GORIG CONTRACTING CO. COMPANY: GORIG CONTRACTING</small>	PROJECT NO.: CUSTOM LAKE HOME <small>SHEET: 104 S CLEAR LAKE DR 137. ST. FRESHMAN, IN 47922-1234</small>	<small> ARCHITECT: SECRET MARKETING GROUP 1234 MAIN ST. ANYTOWN, IN 47922 TEL: 430.657.9499 WWW.SECRETMARKETINGGROUP.COM </small>



CASEMENT
ON N + 117'



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SHEET: A101	DATE: 1/14/2024	DRAWINGS PROVIDED BY: SECRET MARKETING GROUP DESIGNED: CHASE SACHER DRAWN: CHRIS STRANDBERG EMAIL: CHRIS@SECRETMG.COM WEBSITE: WWW.SECRETMARKETINGGROUP.COM	SHEET TITLE: PLAN VIEW: BASEMENT
	SCALE: 1/4"=1'-0"		
	AS NOTED		
	AS NOTED		
	AS NOTED		

SECRET MARKETING GROUP	PROJECT CLIENT: NAME: KIM FRANKLIN & DAVE GIBBS PHONE: 2602 346 279 6 EMAIL: DAVE@SECRETMG.COM COMPANY: GIBBS CONTRACTING	PROJECT NO.: CUSTOM LAKE HOME TRACT: 1124 S CLEAR LAKE RD. 2770 ST. FERDINAND MI ZIP CODE: 48327	
			DRAWING NO.: 24-01 DATE: 1/14/24
			SHEET NO.: A101 TOTAL SHEETS: 1
			SCALE: 1/4"=1'-0" DATE: 1/14/24
			DRAWN BY: CHRIS STRANDBERG CHECKED BY: CHASE SACHER

EXHIBIT # E-4