



111 Gecowets Drive Fremont IN 46737  
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[www.townofclearlake.org](http://www.townofclearlake.org)

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

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

RE: Variance 2021-01 and Variance 2021-02

The Clear Lake Board of Zoning Appeals will meet on Monday, February 8 at 7:00 PM in the Town Hall at 111 Gecowets Drive, Fremont IN 46737. At the meeting, the Board of Zoning Appeals will consider 2 requests for variances from development standards:

*Variance 2021-01:*

Request for variance from development standards for Calvin and Samantha Champion, 82 West Clear Lake Drive, Fremont IN 46737. They request relief from *UDO Section 5.63 (A) (4) (b) General setback standards, Minimum lake yard setback*. The proposed project includes replacing an aged, elevated deck and stairway that encroaches the Established Building Setback.

*Variance 2021-02:*

Request for variance from development standards for Calvin and Samantha Champion, 82 West Clear Lake Drive, Fremont IN 46737. They request a 2' 8" relief from *UDO 2.14 LR District Standards, Section 5.65(C) Lake Residential Standards, Viewshed*. The proposed project includes replacing an aged, elevated deck and stairway that encroaches eleven feet into the lake yard horizontally protected viewshed.

At the Public Hearing, all interested persons will be given the opportunity to be heard concerning the matters set out in the variance applications. Written objections that are filed before the Public Hearing in the Town Hall at 111 Gecowets Drive, Fremont IN 46737 will be considered. Appearance at the Public Hearing, in person or by 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. The file pertaining to the variance request is available for public inspection during the regular business hours at the Clear Lake Town Hall, 111 Gecowets Drive, Fremont IN 46737 until two (2) business days prior to the hearing date. All comments and questions on this matter should be directed to the Zoning Administrator (260) 4243-6701 or [zoning@townofclearlake.org](mailto:zoning@townofclearlake.org).