



111 Gecowets Drive Fremont IN 46737
(260) 495-9158 / (260) 495-5902 fax
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 2018-03 & 04

The Clear Lake Board of Zoning Appeals will meet on Monday, December 17, 2018 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 2018-03:

A request for a variance from development standards made by Greg Reynolds at 140 West Clear Lake Drive, Fremont IN 46737 and hold a Public Hearing on the variance requested. The variance requested is for relief from *Section 2.16 LA District Development Standards and Section 5.63 General Setback Standards*. Also a variance request for relief from *Section 5.22 Environmental Standards*. The proposed project includes construction of a new shed that encroaches upon the rear yard setback and is closer than 30 feet to edge of channel.

Variance 2018-04:

A request for a variance from development standards made Troy and Wendy Gamble at 40 West Clear Lake Drive, Fremont IN 46737 and hold a Public Hearing on the variance requested. The variance requested is for relief from *Section 2.14 LR District Development Standards and Section 5.65D Setback Standards*. The proposed project includes construction of a new residence that encroaches upon the horizontally protected viewshed of neighbor.

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 from time to time 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) 495-9158 or zoning@townofclearlake.org.

Plan Commission Executive Comm.
as acting Zoning Administrator