

17 W 73rd Ave.
Merrill, 46410

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FILED

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DEC 19 1990

TOWN OF MERRILLVILLE, INDIANA
BOARD OF ZONING APPEALS

Ann N. Anton
AUDITOR LAKE COUNTY

DATE: _____

IN RE: The Petition of: DAVID LOVEJOY

Pursuant to Article III, Section 7 of the Rules and Regulations of Practice and Procedure of the Town of Merrillville, Board of Zoning Appeals, (hereinafter referred to as "Board"), may request and require the owner of a parcel of property to make written commitments concerning the use and/or development of that parcel in the case of a petition for a special exception or variance from the terms of the Zoning Ordinance. Petitioner, David Lovejoy, owns the real estate commonly known as Ronnie B's which bears the following legal description:

Key No. 15-114-36
PT. OF L.3 OF 5AC, LOTS NE SE S.16 T.35 R.8, 583 AC
commonly known as 17 W. 73rd Avenue, Merrillville,
Indiana.

The Board of Zoning Appeals hereby requests Petitioner to make the following written commitments concerning the use and/or development of the above described real estate.

Petitioner, David Lovejoy, shall be limited to the following activities besides those allowed by the Zoning Ordinance:

1. Disc Jockey (DJ)
2. Live Entertainment (Small Combo)
3. Piano/Guitar Players
4. Patron Dancing to above musical performances only.
5. Entertainment not to extend beyond 2:00 A.M.



STATE OF INDIANA
LAKE COUNTY RECORDER
RECORDED
DEC 19 1990

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10-00

This approval applies only to the present owner, David Lovejoy.

The Petitioner shall provide the Planning and Building Dept. with a copy of this notarized and recorded commitment within fourteen (14) days from the approval of such commitment by the Board of Zoning Appeals. If Petitioner fails to deliver a recorded copy of this commitment in a timely manner, the approval granted by the Board shall not be binding upon the Board. Petitioner shall record this commitment in the Office of the Recorder of Lake County, Indiana.

The commitments herein shall take effect upon the Board's approval of the Petitioner's petition for a special exception or a variance from the terms of the Zoning Ordinance. Unless modified or terminated by the Board, these commitments are binding on the owner of the parcel, each subsequent owner, and any other person acquiring an interest in the real estate. This commitment may be modified or terminated only by a decision of the Board after a public hearing upon notice being given as required by law. This commitment shall be binding on the owner of the real estate even if the commitment is unrecorded. However, an unrecorded commitment is binding on a subsequent owner or other person acquiring the interest in the real estate if any owner or other person had actual or constructive notice of this commitment. Upon recording, any subsequent owner shall be conclusively bound to have knowledge of this commitment.

This commitment shall not affect the validity of any covenant, easement, equitable servitude, or any other restriction

created in accordance with law. By requiring this commitment, the Board does not obligate itself to recommend to approve or deny the petition.

I HEREBY AGREE TO THE FOREGOING AND BY EXECUTION OF THIS FORM MAKE THIS AS MY WRITTEN COMMITMENT.

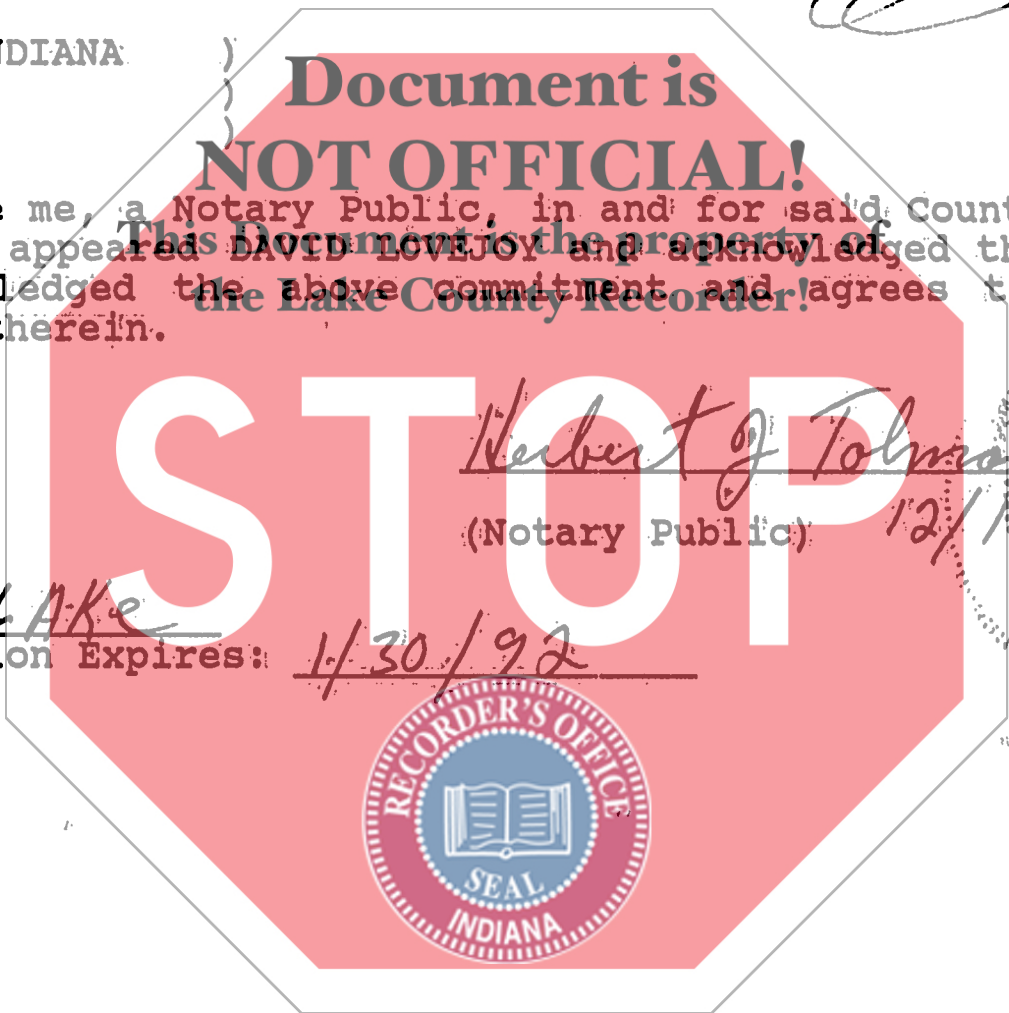


Petitioner

STATE OF INDIANA

COUNTY OF

Before me, a Notary Public, in and for said County and State personally appeared **DAVID LOVJOY** and acknowledged the execution and acknowledged the above commitment and agrees to the terms contained therein.





(Notary Public) 12/18/1990

County of LAKE
My Commission Expires: 1/30/92

DOCUMENT PREPARED BY: Fred M. Cuppy, Town Attorney
8585 Broadway, Suite 610,
Merrillville, IN 46410