

CITY OF GARY BOARD OF ZONING APPEALS PUBLIC HEARING  
Monday, **July 19**, 2021 @ **3:00 PM** held virtually via Zoom

*DRAFT* AGENDA

- Meeting Called to Order
- Roll Call
- Approval of Minutes
- Reconsideration of BZA 2021-16
- Public hearing items

**PUBLIC HEARING ITEMS**

**BZA 2021-23 – 4014 Rhode Island Petition for a Special Use Permit**

The petitioner is Latosha Hill. The owner is Angela Taylor Biddings. The affected real estate is 4014 RHODE ISLAND Gary, IN, 45-08-27-255-009.000-004, legal description EASTOVER L.5 BL.5 S.12FT. L.4 BL.5 N.12FT. L.6 BL.5, zoned R2. In accordance with MC Sec. 123-59, the petitioner requests a special use to operate a day care on the property.

**BZA 2021-29 1401 W 45th Ave Petition for a use variance**

The petitioner is Monica N. Reeves. The owners are Reeves, Monica N & Kashmere S Reeves. The affected real estate is 1401-11 W 45th AVE Gary IN 46408, 45-08-33-102-002.000-004, legal description L. B. SNOWDENS OAK GROVE ADD Lots 1,2,3,4&5 Block 3, zoned R2. In accordance with MC Sec. 123-107, the petitioner requests a use variance to operate a day care on the property.

**BZA 2021-31 1324 E 39<sup>th</sup> Petition for a use variance**

The petitioner is Bianca Jones. The owner is Elbert Fondren. The affected real estate is 1324 E. 39<sup>th</sup> Ave Gary IN, 45-08-27-235-028.000-004, legal description GREAT GARY REALTY CO'S 1ST SUB. ALL L.24 & L.25 BL.19 W.18FT. L.26 BL.19, zoned R2. In accordance with MC Sec. 123-107, the petitioner requests a use variance to operate transitional housing on the property.

**BZA 2021-32 4133 E 11th Ave Petition for a use variance**

The petitioner is Bianca Jones. The owner is Elbert Fondren. The affected real estate is 4133 E. 11<sup>th</sup> Ave Gary IN, 45-08-12-205-005.000-004, legal description AETNA MANOR 2ND SUB. ALL L.5 BL.5, zoned R2. In accordance with MC Sec. 123-107, the petitioner requests a use variance to operate transitional housing on the property.

**BZA 2021-33 520 Massachusetts St Petition for a development standards variance**

The owner and petitioner is the Gary Housing Authority. The affected real estate is 520 Massachusetts St Gary, IN, parcel 45-08-03-301-012.000-004, legal description GARY LAND CO'S. 1ST SUB. ALL LOTS 34 TO 42 INC.BL.84 and zoned B2-3. In accordance with MC Sec. 123-107, the petitioner requests a variance from the fence ordinance 15(b) to locate a fence within 10 feet of the property boundaries.

**BZA 2021-34 8537 Lake Shore Dr. Petition for a development standards variance**

The petitioner is the David DeRosa. The owners are DeRosa, David & Jacquelyn DeRosa. The affected real estate is 8537 Lake Shore Dr., Gary, IN, parcel 45-05-33-127-013.000-004, legal description YOUNG'S HIGHLANDS L.15 BL.1 and zoned R2. In accordance with MC Sec. 123-107, the petitioner requests a variance from 123-156(e) to increase the floor area ratio from 0.5 to 1.1 and from 123-156(f) to increase the maximum lot coverage from 35% to 41%.

**BZA 2021-35 5334 W. Ridge Rd Petition for a development standards variance**

The petitioner is Satwimder Singh. The owner is Sahib Isher LLC. The affected real estate is 5334 W. Ridge Rd. Gary, IN, parcel 45-07-25-201-009.000-003, legal description PT. W2 W2 NW NE S.25 T.36 R.9 (178.01X178.41X178.43X164.69) Ex. W.30ft & Ex. S.40ft in R/W 0.443Ac and zoned B3-1. In accordance with MC Sec. 123-107, the petitioner is requesting development standards variances from MC Sec. 123-193(c)(4)(b) reducing the required 100 ft. between the building and a residential building to 48 ft. and 123-193(c)(4)(c) reducing the distance of gasoline pumps from the front property line from 20 ft. to 10 ft.

**BZA 2021-36 8307 Lake Shore Dr. Petition for a development standards variance**

The owners and petitioners are James W. Martin and Rene A. Martin. The affected real estate is 8307 Lake Shore Dr., Gary, IN, parcel 45-05-33-105-002.000-004, legal description LAKE SIDE ADD. L.2 BL.6, zoned R2. In accordance with MC Sec. 123-107, the petitioner requests a variance from 123-156(f) to increase the maximum lot coverage from 35% to 45%.

LOGIN INFORMATION

**<https://us02web.zoom.us/j/83642435967>**

Meeting ID: **836 4243 5967**

Passcode: **654321**

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