

GARY BOARD OF ZONING APPEALS  
Thursday, September 17, 2020 @ 3:00 PM  
Via Zoom conference call (details below)

**AGENDA**

Meeting Called to Order..... Chair person  
Roll Call..... Secretary  
First Order of Business..... Approval of Minutes

**PUBLIC HEARING ITEMS:**

**1. BZA 2020-05 - 3314 W. Ridge Rd.**

Brian and Janette Doughman are petitioning for the following Developmental Standards Variances for the property at 3314 W. Ridge Rd., parcel number 45-08-30-226-003.000-003, with the intended use of leasing the property for truck and trailer storage. The property is zoned M1-1.

- a. MC Sec.123-217(b)(7)(d)(1) Allow a motor freight facility on a parcel with less than 200 ft. frontage; 50 ft. on Ridge Rd. and 109.37 ft. on Chase are provided
- b. MC Sec.123-217(b)(7)(d)(3) Reduce separate ingress and egress requirements with minimum distance of 100 ft. to 1 ingress and egress
- c. MC Sec.123-217(b)(7)(d)(5) Reduce 15 ft. vegetative buffer on all sides to a setback of zero feet on the east side of the flag portion
- d. MC Sec.123-217(b)(7)(d)(5) Reduce 15 ft. vegetative buffer on all sides to a setback of 5 feet on the east side east side non-flag portion
- e. MC Sec.123-217(b)(7)(d)(5) Reduce 15 ft. vegetative buffer on all sides to a setback of 10 feet on the south boundary
- f. MC Sec.123-217(b)(7)(d)(6) Requested relief from the required performance bond due to no construction other than curb cuts anticipated at this time
- g. MC Sec. 123-365 (p)(1) Allow surface material of milled asphalt shavings

**2. BZA 2020-06 - 8618 Pine Ave.**

Holly Jones and Mark Mueller are petitioning for a Developmental Standards Variance for the property at 8618 Pine Ave., parcel number 45-05-33-129-012.000-004 from MC Sec.123-156(g) to reduce the setback requirement of 25 feet or 20 percent of the lot depth to 5 feet to move the proposed building footprint to the front portion of the lot. The property is zoned R2.

**3. BZA 2020-08 – 6101 E. 6<sup>th</sup> Pl.**

The owner/petitioner is Anna Martinez. The affected real estate is 6101 E. 6<sup>th</sup> Pl. Gary, IN. The zoning classification is R4, MC Sec. 123-158. The petitioner requested a Use Variance in accordance with MC Sec. 123-59 to produce kombucha. The parcel number of the property is 45-09-06-437-012.000-004.

**4. BZA 2020-09 – 372 Arthur St.**

The owner/petitioner is Eugenia German. The affected real estate is 372 Arthur St., Gary, IN. The zoning classification is R3, MC Sec. 123-157. The petitioner requested to permit the special use to establish a day care in accordance with MC Sec. 123-59. The parcel number of the property is Parcel: 45-08-05-276-013.000-004.

**5. BZA 2020-13 – 3978 Martin Luther King Dr.**

The petitioner is Mary Hubbard-Bobo The affected real estate is 3978 Martin Luther King Dr., Gary, IN. The zoning classification is R2, MC Sec. 123-156 The petitioner requested to permit the special use to establish a day care in accordance with MC Sec. 123-59. The parcel number of the property is 45-08-27-278-022.000-004.

**6. BZA 2020-14 – 3615 Carolina St.**

The owner/petitioner is Sheryl Moss-Alexander. The affected real estate is 3615 Carolina St. Gary, IN. The zoning classification is R4, MC Sec. 123-158. The petitioner requested to permit the special use to establish a day care in accordance with MC Sec. 123-59. The parcel number of the property 45-08-22-383-002.000-004.

**7. BZA 2020-15 – 1954 Madison Ln.**

The owner/petitioner is Kierra Jackson. The affected real estate is 1954 Madison Lane, Gary, IN. The zoning classification is R2, MC Sec. 123-156. The petitioner requested to permit the special use to establish a day care in accordance with MC Sec. 123-59. The parcel number of the property is 45-08-09-454-037.000-004.

**8. BZA 2020-16 – 320 Ridge Rd.**

The owner/petitioner is Nicola Kutansky. The affected real estate is 320 W. Ridge Rd., parcel number 45-08-28-226-030.000-004, zoned B2-1. The petitioner requested a variance from permitted uses in MC Sec.123-193 to establish a tattoo parlor.

**9. BZA 2020-17 – 2211 Marshalltown Ln.**

The owner is Karen Donner-Martin. The petitioner is Larry Anderson. The affected real estate is 2211 Marshalltown Ln., parcel number 45-08-14-233-003.000-004, zoned R2. The petitioner requested the following variances from permitted uses in MC Sec.123-156:

- a. Variance from permitted use to build a neighborhood storage area
- b. Variance from permitted use to provide parking

**10. BZA 2020-15 – 719 W. 51st Pl.**

The owner/petitioner is Marquita Cox. The affected real estate is 719 W. 51<sup>st</sup> Pl., Gary, IN, parcel number 45-08-33-452-004.000-004, zoned R1. The petitioner requested to permit the special use to establish a day care in accordance with MC Sec. 123-59.

## CALL IN INFORMATION

Join Zoom Meeting

<https://us02web.zoom.us/j/81687352118>

Meeting ID: 816 8735 2118

Password: 747621

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