

CITY OF GARY BOARD OF ZONING APPEALS

PUBLIC MEETING

Monday, **February 8, 2021 @ 3:00 PM**

Via Zoom conference call (login information below)

AGENDA

- Meeting Called to Order
- Roll Call
- Approval of Minutes
- Public hearing items

PUBLIC HEARING ITEMS:

BZA 2021-01 – 2545 HARRISON ST. APPLICATION TO PERMIT A SPECIAL USE

The owner/petitioner is Maceo M. Rainey. The affected real estate is 2545 Harrison St. Gary, IN, parcel number Parcel Number 45-08-16-401-009.000-004, legal description DOUGLAS PARK ADD. L.11 BL.1, zoned R3. The petitioner requested to permit the special use to establish a day care in accordance with MC Sec. 123-59.

BZA 2021-02 – 6938 IRONWOOD AVE. APPLICATION TO PERMIT A SPECIAL USE

The owner/petitioner is Kinishia Wiggins-Clark. The affected real estate is 6938 Ironwood Ave. Gary, IN, parcel number Parcel Number 45-05-32-180-008.000-004, legal description CRUMPACKERS LAKEVIEW ADD LOT 5 BLOCK G, zoned R1. The petitioner requested to permit the special use as defined in MC Sec. 123-155(c)(4) to establish a nonmedical residential care home for seniors and/or military veterans in accordance with MC Sec. 123-59.

BZA 2021-03 – 3401 E 15TH AVE. PETITION FOR DEVELOPMENT STANDARDS VARIANCE

The owner/petitioner is Amarak. The affected real estate is 3401 E 15th Ave. Gary, IN, parcel number Parcel Number 45-08-12-300-005.000-004, legal description E.248.34FT OF W.638.34FT OF SW1/4 S.12 T.36 R.8 LY'G N. OF TOLL ROAD EX. N.180FT 2.63AC, zoned M1-1. In accordance with MC Sec. 123-284, the petitioner requests development standards variances from the 2016 fence ordinance section 15(h) to install a 10-foot high fence and be electrically charged.

Additional description from the petitioner: "The proposed security system will be installed 4"-8" behind Quality Carrier's existing (non-electrified) perimeter fence. The fence is 12V/DC battery operated, does not connect to the main power grid, and does not carry continuous current. The system meets national and international standards (ANSI, ASTM, IEC) and is safety certified by Nationally Recognized Testing Laboratory - TUV Rheinland."

BZA 2021-04 – 8620 OAK AVE. PETITION FOR DEVELOPMENT STANDARDS VARIANCE

The owner/petitioner is Terry Prewitt. The affected real estate is 8620 Oak Ave. Gary, IN, parcel number Parcel Number 45-05-33-130-014.000-004, legal description YOUNGS HIGHLANDS L.22 BL.4, zoned R2. In accordance with MC Sec. 123-284, the petitioner requests development standards variances from the 2016 fence ordinance for a wood structure serving as a privacy screen.

BZA 2021-05 – 401 W. RIDGE RD. APPLICATION TO PERMIT A SPECIAL USE

The owner/petitioner is Cornerstone Auto Group LLC. The affected real estate is 401 W. Ridge Rd. Gary, IN, parcel number Parcel Number 45-08-28-208-004.000-004, legal description Resub. of McGraths 1st Add Jackson Park Lots 1 to 8, zoned B2-1. In accordance with MC Sec. 123-59, the petitioner requested a special use permit as defined in MC Sec. 123-193(c)(4) to operate an automotive dependent and related retail and service establishment.

BZA 2021-06 – 4957-59 BROADWAY. APPLICATION TO PERMIT A SPECIAL USE

The owner/petitioner is Jose Hernandez Martinez. The affected real estate is 4957-59 Broadway. Gary, IN, parcel number Parcel Number 45-08-34-301-010.000-004, legal description BROADHURST BLOCK 1 ALL LOTS 16 TO 19, zoned B3-1. In accordance with MC Sec. 123-59, the petitioner requested a special use permit as defined in MC Sec. 123-193(c)(4) to operate an automotive dependent and related retail and service establishment.

ZOOM LOGIN INFORMATION

Note: To check for updates, see: <https://gary.gov/zoning/board-of-zoning-appeals/>

Topic: Board of Zoning Appeals - Feb. 2021 Public Hearing
Time: Feb 8, 2021 03:00 PM Central Time (US and Canada)

<https://us02web.zoom.us/j/85154687247>

Meeting ID: 851 5468 7247

Passcode: 123456

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