

# CITY OF GARY BOARD OF ZONING APPEALS PUBLIC HEARING

Monday, **June 21**, 2021 @ **3:00 PM** held virtually via Zoom

## **AGENDA**

- Meeting Called to Order
- Roll Call
- Approval of Minutes
- Action on resolution for virtual meetings
- Reconsideration of BZA 2021-16
- Public hearing items

## **PUBLIC HEARING ITEMS:**

### **BZA 2021-19 – 340-42 JASPER ST. PETITION FOR A DEVELOPMENT STANDARDS VARIANCE**

The owner/petitioner is Jessica Easto. The affected real estate is 340-42 Jasper St., Gary, IN, parcel number 45-05-32-302-030.000-004, legal description Grand Boulevard Sub Block E Lots 36 & 37 & N.23ft of Lot 35 & S.17ft of Lot 38, zoned R1. The petitioner is requesting a development standards variance from Sec. 123-365 to locate a detached garage in front of the building line.

### **BZA 2021-20 – 7870-76 MELTON RD. PETITION FOR A DEVELOPMENT STANDARDS VARIANCE**

The owner/petitioner is Jason Cotton, Chicagoland Auto Auction. The affected real estates are 7870-76 Melton Rd. Gary, IN, parcel numbers 45-09-05-476-006.000-004, 45-09-05-476-008.000-004, 45-09-05-476-009.000-004, 45-09-04-300-012.000-004, Legal descriptions Pt. of SE.1/4 S.5 T.36 R.7 Ly'ng N. of Hwy.20 & S. of RR (240.93x330x108.99x220x190.3x668.1ft.) 3.32Ac; Pt. of SE.1/4 S.5 T.36 R.7 Ly'ng N. of Hwy 20 & S. of RR 4.38Ac; Pt. of SE.1/4 S.5 T.36 R.7 Ly'ng N. of Hwy 20 & S. of RR (267.99x273.84x272.92x111.31x40.2x100ft.) 1.53Ac; W.250.86FT OF SW1/4 S.4 T.36 R.7 LY'G N. OF US #20 & S. OF RR EX. S.15.05FT 4.914AC, zoned Light Industrial. 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 electrically charged fence.

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 2021-21a 561-587 BROADWAY – PETITION FOR A DEVELOPMENT STANDARDS VARIANCE**

The owner and petitioner is the Gary Housing Authority. The affected real estates are as follows, all located in Gary, IN and zoned B2-3. In accordance with MC Sec. 123-108, the petitioner requests a variance from the fence ordinance 15(b) to locate a fence within 10 feet of the property boundaries.

**BZA 2021-21b – 600-694 BROADWAY PETITION FOR A DEVELOPMENT STANDARDS VARIANCE**

The owner and petitioner is the Gary Housing Authority. The affected real estates are as follows, all located in Gary, IN and zoned B2-3. In accordance with MC Sec. 123-108, the petitioner requests a variance from the fence ordinance 15(b) to locate a fence within 10 feet of the property boundaries.

**BZA 2021-21c – 720-750 BROADWAY PETITION FOR A DEVELOPMENT STANDARDS VARIANCE**

The owner and petitioner is the Gary Housing Authority. The affected real estates are as follows, all located in Gary, IN and zoned B2-3. In accordance with MC Sec. 123-108, the petitioner requests a variance from the fence ordinance 15(b) to locate a fence within 10 feet of the property boundaries.

**BZA 2021-22 – 365 POLK ST. PETITION FOR A USE VARIANCE**

The owner and petitioner is LaChaundra Laster. The affected real estates are 365 Polk St Gary IN, 45-08-04-178-018.000-004, legal description GARY LAND CO'S. 1ST SUB. ALL L.4 BL.1 14, zoned R5. In accordance with MC Sec. 123-108, the petitioner requests a use variance to operate office space on the property.

**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 2021-24 – PETITION FOR A USE VARIANCE**

The petitioner is Ron Woods and the owner is Ron Woods Sr. The affected real estates are 1650 VIRGINIA ST GARY IN, 45-08-10-331-025.000-004, legal description MC KEYS ADD. L.13 BL.6, zoned R5. In accordance with MC Sec. 123-108, the petitioner requests a use variance to operate a retail store on the property.

ZOOM LOGIN INFORMATION

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

**<https://us02web.zoom.us/j/85663509936>**

Meeting ID: **856 6350 9936**

Passcode: **654321**