

CITY OF GARY BOARD OF ZONING APPEALS PUBLIC HEARING
Monday, **August 16**, 2021 @ **3:00 PM** held virtually via Zoom

DRAFT AGENDA

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

PUBLIC HEARING ITEMS – FROM JULY

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 2021-33 520 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 Satwinder 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%.

PUBLIC HEARING ITEMS – NEW

BZA 2021-25 3988 Fillmore St. Petition for a use variance

The owner and petitioner is Charles L. Reed. The affected real estate is 3988 Fillmore St. Gary, IN, 45-08-28-179-021.000-004, legal description SANFORD TUBBS 2ND ADD. ALL LOTS 17 & 18 BL.4, zoned R3. In accordance with MC Sec. 123-107, the petitioner requests a use variance to operate an after school program on the property.

BZA 2021-26 735 Hanley St. Petition for a use variance

The owner and petitioner is Maurishia Wilson. The affected real estate is 735 Hanley St. Gary IN, parcel # 45-07-01-453-007.000-004, legal description VAN LIEW & FUNKEY 1ST SUB. N. 10 FT. OF L.34 BL.6 ALL L.35 BL.6, zoned R3. In accordance with MC Sec. 123-107, the petitioner requests a use variance permit to operate a day care on the property.

BZA 2021-27 600 E 17th Ave Petition for a use variance

The petitioner is Brandy Muldrow. The owner is Ashley Carrington. The affected real estate is 600 E 17th AVE Gary IN, 45-08-10-332-004.000-004, legal description MC KEYS ADD. ALL LOTS 14,15 & 16 BL.7, zoned R5. In accordance with MC Sec. 123-107, the petitioner requests a use variance to operate a day care on the property.

BZA 2021-28 425 E 47th PL Petition for a use variance

The petitioner is Tanya Hunter. The owner is Tanya Davis. The affected real estate is 425 E 47th PL, Gary IN, 45-08-34-177-003.000-004, legal description GEORGETOWN ADD LOT 3 BLOCK 2, zoned R2. In accordance with MC Sec. 123-107, the petitioner requests a use variance to operate a day care on the property.

BZA 2021-29 1401-11 W 45th Ave Petition for a Special Use Permit

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 special use permit to operate a day care on the property.

BZA 2021-30 980 Hobart ST Petition for a Use Variance

The petitioner is leesha Lawrence. The owner is Constance Lawrence. The affected real estate is 980 Hobart ST Gary IN, 45-07-11-226-039.000-004, legal description NEW KENSINGTON ADD S.0.54FT OF LOT 25 & ALL OF LOT 26, BL.2, zoned R2. In accordance with MC Sec. 123-107, the petitioner requests a use variance to operate a day care on the property.

BZA 2021-37 5334 W. Ridge Rd Petition for a Special Use Permit

The petitioner is Satwinder 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. 123-193(c)(4), the petitioner is requesting a special use permit for automotive dependent and related retail and service establishments to operate a gas station and convenience store.

ZOOM LOGIN INFORMATION

<https://us02web.zoom.us/j/86085603087>

Meeting ID: **860 8560 3087**

Passcode: **654321**