

CITY OF GARY BOARD OF ZONING APPEALS PUBLIC HEARING  
Thursday, **January 13**, 2022 @ **3:00 PM** via Zoom

**AGENDA**

- Meeting Called to order
- Roll call
- Approval of minutes
- 2022 BZA officer and member appointments
- Public hearing items

**PUBLIC HEARING ITEMS**

**BZA 2022-01**

The owner and petitioner is Brian K. Doughman. The affected real estate is 4922 W. Ridge Rd. Gary IN 46406, parcel 45-07-25-226-003.000-003, legal description Pt. NE.1/4 NE.1/4 S.25 T.36 R.9 5.589Ac, zoned M1-1. In accordance with IC 36-7-4-918.5, the petitioner requests the following development standards variances for the use category truck sales and service facilities, which includes truck parking: MC Sec. 123-217(b)(7)(d)(1) reduction of the required 200 ft. frontage to 83 ft.; MC Sec. 123-217(b)(7)(d)(3) reduction of the required 100 ft. separation of ingress/egress to zero ft.; MC Sec. 123-365(k)(2) relief from the requirement of dustless concrete surface material to install asphalt grindings; MC Sec. 123-365(p)(1) relief from the requirement of asphalt or concrete surface material to install asphalt grindings.

**BZA 2022-02**

The owner and petitioner is Brian K. Doughman. The affected real estate is 4922 W. Ridge Rd. Gary IN 46406, parcel 45-07-25-226-003.000-003, legal description Pt. NE.1/4 NE.1/4 S.25 T.36 R.9 5.589Ac, zoned M1-1. In accordance with MC 123-284, the petitioner requests a special use permit to operate the use category truck sales and service facilities, which includes truck parking, on the property.

**BZA 2022-03**

The owner and petitioner is Brian K. Doughman. The affected real estates are 3800 BL OF WHITCOMB EST GARY IN 46408, parcel 45-08-30-126-012.000-003, legal description PT E1/2 GOV LOT 3 SW1/4 & PT W1/2 GOV LOT 2 SW S.19 T.36 R.8 AND PT E.613.71FT OF NE NW & W.332FT NW NE S.30 T.36 R.8 45.969AC M/L; 4200 W RIDGE RD GARY IN 46406, parcel 45-08-30-126-008.000-003, legal description E2. PT. NE. NW. S.30 T.36 R.8 "2.87 A. 100 FT. WIDE"; 3660 WHIT ADJ NYC RR APPR GARY IN 46406, parcel 45-08-19-300-008.000-003, legal description W2. PT. E2. LOT 3 S.19 T.36 R.8 3.92 A., all zoned M1-1. In accordance with MC 123-284, the petitioner requests a special use permit to operate the use category truck sales and service facilities, which includes truck parking, on the property.

**ZOOM LOGIN INFORMATION**

**<https://us02web.zoom.us/j/82177454940>**

Meeting ID: **821 7745 4940**

Passcode: **654321**

One tap mobile

+13126266799,,82177454940# US (Chicago)

+13017158592,,82177454940# US (Washington DC)