

AGENDA
GARY BOARD OF ZONING APPEALS MONTHLY MEETING
JULY 14, 2022 at 3:00pm
Council Chambers, City Hall, 2nd floor 401 Broadway, Gary, IN
and virtual (Zoom)

1. **CALL** to Order
2. **ROLL** call
3. **ACCEPTANCE OF AGENDA** for July 14, 2022
4. **ACCEPTANCE and APPROVAL** of June meeting minutes
5. **AGENDA ITEMS**

BZA 2022-07 - 2439-41 W. 15th Ave.

The petitioner is Shannon Shivers. The property owners are Shannon & LaTasha Shivers. The affected real estate is 2439 -2441 W 15TH AVE GARY IN 46407, parcel 45-08-08-327-001.000-004, legal description Rundell's Rearrangment Lot 59 Ex. E.1f. The zoning district is R2 residential. In accordance with MC Sec. 123-107, the petitioner requests a use variance to operate a business on the property.

BZA 2022-08 - 392 Johnson St.

The petitioner is Dr. Mashone Parker-Wright. The property owner is The Wright Family Property LLC. The affected real estate is 392 JOHNSON ST GARY IN 46402, parcel 45-08-04-151-014.000-004, legal description RESUB. GARY LAND CO'S 3RD SUB. ALL L.33 BL.16. The zoning district is R4, residential. In accordance with MC Sec. 123-107, the petitioner requests a use variance to operate a residential group home on the property.

BZA 2022-10 - 1365-69 Burr St.

The petitioner is Alyssa Stout. The property owner is Jill Stout & Jason Thurman. The affected real estate is 1365 TO 69 BURR ST GARY IN, parcel 45-07-12-255-009.000-004, legal description J.R LANES ADD IVANHOE N. 22 FT LOT 31, ALL LOT 32 W. 11 FT LOT 17 & W. 11 FT OF N. 22 FT LT 18 BL. 15 AND VAC ALLEY ADJ LOTS SUBJ TO 20 FT EASM'T TO CITY OF GARY, zoned R2 residential. In accordance with MC Sec. 123-107, the petitioner requests a Use Variance to operate a business on the property.

BZA 2022-11 - 7400 Ash Pl.

The petitioner and property owner is Donald R. Campbell. The affected real estate is 7400 ASH PL GARY IN 46403, parcel, 45-05-32-451-025.000-004, legal description ROBERT BARTLETT'S MARQUETTE PARK ESTATES 2ND ADD. L.432, zoning district R1a, residential. In accordance with MC Sec. 123-59, the petitioner requests a Special Use Permit from MC Sec. 123-155(c) to use the property as an open space for the construction and operation of a greenhouse.

BZA 2022-12 - 3600 Grant St.

The petitioner and property owner is McDonalds Corp. The affected real estate is 3600 GRANT ST GARY IN 46408, parcel 45-08-20-476-003.000-003, legal description S.274FT. OF N.512.6FT. OF E.171FT. OF SE SE S.20 T.36 R.8 1736AC. TAXABLE SUBJ. TO EASM'T .340AC, NON-TAXABLE, zoning district B5-1, business. In accordance with MC 123-107, the petitioner requests a Developmental Standards Variance from Sec. 117-2 and Sec. 117-9 of the City of Gary Sign Ordinance for an LED illuminated sign board with illusionary motion.

BZA 2022-13 – 7200 E. Melton Rd.

The petitioner and property owner is CSODT Holdings, Inc. (Charter School of the Dunes). The affected real estate is 7200 E MELTON RD GARY IN 46403, parcel 45-09-05-451-001.000-004, legal description PT.SW SE N. OF US.HWY 20, S'LY & W'LY OF HOBART RD. S.5 T.36 R.7 2.931AC., zoning district Light Industrial. In accordance with MC Sec. 123-107, the petitioner requests a Use Variance to construct a school and amenities for school-related uses.

BZA 2022-14 – 1401 W. 26th Ave. and 2604-06 Lincoln St.

The petitioner and property owner is T’Niya Dix. The affected real estate are 1401 W 26TH AVE GARY IN 46407, parcel 45-08-16-306-015.000-004, legal description LINCOLN PARK ADD. L.84 BL.2, and 2604-06 LINCOLN ST, parcel 45-08-16-306-016.000-004, legal description LINCOLN PARK L.83 BL.2; Both parcels are zoning district R3, residential. In accordance with MC Sec. 123-59, the petitioner requests a special use permit to operate a child care business on the property.

PUBLIC COMMENT(S) on agenda items only
ADJOURNMENT

VIRTUAL LOGIN INFORMATION

Join **Zoom** Meeting
<https://us06web.zoom.us/j/83870784603>

Meeting ID: **838 7078 4603**
Passcode: **654321**

One tap mobile
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+16465588656,,83870784603# US (New York)

Note: Agenda and petition information can be viewed in City Hall, Suite 307 or accessed online here: <https://gary.gov/zoning/board-of-zoning-appeals/>