

AGENDA
GARY BOARD OF ZONING APPEALS MONTHLY MEETING
AUGUST 11, 2022 at 3:00pm
Council Chambers, City Hall, 2nd floor 401 Broadway, Gary, IN
In-person only

1. **CALL** to Order
2. **ROLL** call
3. **ACCEPTANCE OF AGENDA** for August 11, 2022
4. **ACCEPTANCE and APPROVAL** of July 14 meeting minutes
5. **AGENDA ITEMS**

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 2022-09

The petitioner, Fredrick Lee, requests developmental standards variances, in accordance with MC 123-108, from the surface material requirement of asphalt or concrete (MC Sec. 123-365(p)) to install gravel for a temporary period and from the 15 ft. required setback from Lake St. in the East Lakefront District Plan. The affected real estate is the eastern 350 ft. portion of 5601 E. 9th Street, Gary, IN, parcel 45-09-06-481-001.000-004, legal description: A STRIP ACROSS THE SOUTH LINE OF SE1/4 S.6 T.36 R.7 132.4FT WEST LINE MEASURE TO 156FT EAST LINE MEASURE 5.061AC & SW1/4 6.048 Ac (SUBJ TO EASEMENTS), owner MNL Services LLC, zoned TOD Mixed Use.

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 2022-17 – 437-39 Connecticut St.

The petitioner is Jerett Glasper. The owner is Keith Johnson. The affected real estate is 437-39 CONNECTICUT ST GARY IN 46402, 45-08-03-155-004.000-004, GARY LAND CO'S. 1ST SUBDIVISION ALL L.35 BL.108, zoning district B3-1. In accordance with MC Sec. 123-107, the petitioner requests a special use permit based on Sec. 123-194(c)(3) to use the property as a place of assembly, recreation and amusement.

PUBLIC COMMENT(S) on agenda items only
ADJOURNMENT

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/>