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ZONING DEPARTMENT
CITY OF GARY
401 BROADWAY, SUITE 303
GARY, INDIANA 46402

CITY OF GARY- BOARD OF ZONING APPEALS MINUTES
Thursday, April 14, 2022
3:00 P.M. CT

Attendees:

BZA members: Rev. Chester Jones, Taryl Bonds, Kevin Brown, Bill Cook
Staff: Eric Boria, Zoning Administrator, Atty Carla McVea, Zoning Coordinator

Rev. Jones called the meeting to order and conducted roll call, present were Commissioner Jones, Commissioner Brown and Commissioner Cook.

Agenda

Motion to approve the BZA Agenda: Commissioner Jones
2nd: Commissioner Brown
Result of vote: "motion carries 3-0"

Member	Comm. Jones	Comm. Bonds	Comm. Brown	Comm. Cook	Comm. Caldwell
Vote	Yes		Yes	Yes	

Agenda Items

**1. BZA 2022-04 6114 W. Ridge Road
Development Standards Variance**

The owner and petitioner is Habitat for Humanity of Northwest Indiana, Inc. The affected real estate is 6114 W RIDGE RD GARY IN 46408, parcel 45-07-25-101-011.000-003, legal description Pt. NW.1/4 NW.1/4 S.25 T.36 R.9 Ly'ng N. of Ridge Rd. & E. of Colfax St. 1.868Ac, zoned B5-1. In accordance with IC 36-7-4-918.5, the petitioner requests a development standards variance from MC Sec. 123-196(a)(2)(a) that requires a maximum floor area per business of 6,250 sq.ft. The petition is to add a 3,500 sq.ft. building addition above existing to grow its on-site storage and retail floor space.

Public Comment

Motion to open meeting for public comments: Commissioner Cook
2nd: Commissioner Brown
Result of vote: "motion carries 4-0"



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Commissioner Bonds joins the meeting virtually.

Habitat For Humanity Executive Director, Dawn Michaels provides a brief overview of the petition citing the need for the expansion. No other comments were made.

Motion to approve BZA 2022-04: Commissioner Cook
 2nd: Commissioner Brown

Member	Comm. Jones	Comm. Bonds	Comm. Brown	Comm. Cook	Comm. Caldwell
Vote	Yes	Yes	Yes	Yes	Yes

Result of vote: "motion carries 5-0"

Motion to adjourn: Commissioner Jones

2nd: Commissioner Cook