



JEROME A. PRINCE
Mayor
CITY OF GARY

ERIC BORIA
Zoning Administrator
(219) 881-1332
zoning@gary.gov

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

CITY OF GARY- BOARD OF ZONING APPEALS MINUTES
Thursday, June 09, 2022
3:00 P.M. CT

Attendees:

BZA members: Rev. Chester Jones, Kevin Brown, Bill Cook
Staff: Eric Boria -Zoning Administrator, Atty. Molina - Law Department, Carla McVea - Zoning Coordinator, Paula Beeks - Redevelopment

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

Agenda

Motion to approve the BZA Agenda: Member Bill Cook
2nd: Member Kevin Brown
Result of vote: motion carries 3-0

Member	Jones	Brown	Cook
Vote	Yes	Yes	Yes

Minutes

Motion to approve the BZA Agenda: Member Bill Cook
2nd: Member Kevin Brown
Result of vote: motion carries 3-0

Member	Jones	Brown	Cook
Vote	Yes	Yes	Yes

Agenda Items

**1. BZA 2022-09, 5601 E. 9th Avenue
Developmental Standard Variance**

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



JEROME A. PRINCE
Mayor
CITY OF GARY

ERIC BORIA
Zoning Administrator
(219) 881-1332
zoning@gary.gov

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

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.

Mr. Fredrick Lee of Valparaiso spoke on behalf of the petition stating a company from Minnesota leasing and gave a brief description of the project. BZA member Cook and Jones made motion to open the public comment period. No one spoke and the public comment period of the meeting closed.

Mr. Boria provided a brief overview of the petition request. The information provided included the State law criteria, number of letters sent to residents in the affected area, and staff recommendations for conditional approval.

Member Bill Cook asks questions regarding the Bond requirement. Mr. Lee wanted additional information related to the parameters of the scope of work for the landscaping requirement as it related to the Bond. Mr. Lee stated that future development would be planned, but could not provide details at this time.

Att. Molina suggested Mr. Lee develop a landscaping/development plan. The plan would provide a set amount for the Bond requirement. Mr. Lee requested to defer to August BZA meeting because he would not be in town for the July BZA meeting.

Motion to defer BZA 2022-09 to August meeting: Commissioner Brown
2nd: Commissioner Cook
Result of vote: motion carries 3-0

Member	Jones	Brown	Cook
Vote	Yes	Yes	Yes

Public Comment

Chester Jones opened and closed the public comment period and there were none.

2. BZA 2022-10, 1365 Burr Street Use Variance

Motion to defer to July 14, 2022 BZA meeting: Commissioner Brown
2nd: Commissioner Cook
Result of vote: motion carries 3-0

Member	Jones	Brown	Cook
Vote	Yes	Yes	Yes



JEROME A. PRINCE
Mayor
CITY OF GARY

ERIC BORIA
Zoning Administrator
(219) 881-1332
zoning@gary.gov

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

**3. BZA 2022-11, 7400 Ash Place
Special Use Permit**

Motion to defer to July 14, 2022 BZA meeting: Commissioner Cook
2nd: Commissioner Brown
Result of vote: motion carries 3-0

Member	Jones	Brown	Cook
Vote	Yes	Yes	Yes

Motion to adjourn: Commissioner Cook
2nd: Commissioner Brown
Result of vote: motion carries 3-0

Member	Jones	Brown	Cook
Vote	Yes	Yes	Yes