



CITY OF GARY
ZONING DEPARTMENT

NOTICE OF PUBLIC HEARING

December 28, 2023

NOTICE OF PUBLIC HEARING BY CITY OF GARY BOARD OF ZONING APPEALS

Pursuant to applicable law, the City of Board of Zoning Appeals will hold the **Public Hearing** of the following two petitions at their regularly scheduled meeting on January 11, 2024, at 3:00 p.m. in the Council Chambers, Gary City Hall, 2nd floor, 401 Broadway Gary, IN 46402. The notice and agenda will be posted at City Hall and on the city's website: <https://gary.gov/zoning/board-of-zoning-appeals/>.

1. BZA 2024-1 (805 Grant St.) Home Daycare Special Use Permit

The petitioner, Princess Ward-Bey, requests a special use variance in accordance with Sec. 123-156(c) to use the property as a home daycare. The affected real estate is 805 GRANT ST., parcel 45-08-05-487-002.000-004, legal description: RESUB. GARY LAND CO'S. 3RD. SUB. N. 15 FT. L.3 BL.1 ALL L.2 BL.1, zoning district R2.

2. BZA 2024-02 (5160 Broadway) Car Dealership Special Use Permit

The petitioner, Firsan Asfur, requests a special use variance in accordance with Sec. 123-194 (c) to use the property as a car dealership / automotive retail. The affected real estate is 5160 Broadway, parcel 45-08-33-479-014.000-004, legal description: BROADWAY HOME ACRES L.9 BL.1 ALL L.10 BL.1, zoning district B3-1.

3. BZA 2024-03 (8525 Lakeshore Drive) Residential Developmental Standards Variance -Side and Rear Set Back

The owner and petitioner is Dennis Peterson. The affected real estate is 8525 Lake Shore Drive Gary, IN 46403 parcel 45-05-33-127-011.000-004, legal Description YOUNGS HIGHLANDS ALL OF L.12 & L.13 EX. E.5FT IN BLK.1. The petitioner requests a development standards variance in accordance with Sec. 123-156(e), Sec. 123-156(f) and Sec. 123-156 (g) to increase the maximum floor area ratio from .5 to .52, increase the maximum lot coverage from 35% to 38% and decrease the front yard setback from 24ft to 5ft.

4. BZA 2024-04 (1518 E. 35th PL.) Commercial Daycare Use Variance

The owner and petitioner, Martha Hubbard-Bobo, requests a use variance in accordance with Sec. 123-107 to use the property as a commercial daycare. The affected real estate is 1518 E. 35th Pl. parcel 45-08-22-487-008.000-004, legal description: SOUTH GARY SUB. L.46 & 47 BL.8, zoning district R2.

5. BZA 2024-05 (1325-27 E. 37TH AVENUE) Use Variance

The lessee and petitioner, Jamal Rodgers, requests a use variance in accordance with Sec. 123-107 to use the property as a towing and storage facility. The affected real estate is 1325-27 E. 37th Avenue, parcel: 45-08-27-227-005.000-004, legal description: Great Gary Realty Cos 1st Add Blk 14 Lots 1,2,3,4,5, zoning district R2.

Public comment will be taken on these five items. A copy of the petitioners' applications and corresponding documents are on file and available for examination in the Zoning Department, Gary City Hall, 401 Broadway Gary, IN, 3rd Floor, Monday - Friday, 9:00am-5:00pm, except for Holidays or in the Law Department in Room 104. Digital copies may be obtained by contacting the Zoning Administrator at zoning@gary.gov or via public records request at publicrecords@ci.gary.in.us.

Written comments in support of, or in opposition to, any of the petitions may be submitted to the Zoning Department at the email or mailing address listed above. Please ensure any written comments are delivered prior to or at the public hearing. Questions regarding any petition may be answered by calling the Zoning Department at (219) 881- 1332 during normal business hours. Note that public hearings and/or specific items on the agenda for public hearing may need to be continued. All changes will be posted on the website listed above. Public hearings are open to the public and commenters will have an opportunity to be heard during the public portion of public hearing items.

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