

CITY OF GARY BOARD OF ZONING APPEALS

Thursday, April 10, 2025 @ 3:00 PM

Council Chambers, Gary City Hall, 2nd floor, 401 Broadway Gary, IN 46402

AGENDA

Roll call

TARYL BONDS - PRESENT FLORZELL HAWKINS - PRESENT REV. CHESTER JONES - PRESENT BILL COOK - PRESENT DAVID FOSSETT - ABSENT

Motion to approve the minutes from MARCH 13, 2025 meeting provided by: Bill Cook **Second by:** Rev. Chester Jones

Motion to approve MARCH 13, 2025 meeting minutes passed w/ a 4-0 vote

Member	President	Vice	Secretary	Comm.	Comm.
	Bonds	President	Jones	Cook	Fossett
		Hawkins			
Vote	Yes	Yes	Yes	Yes	Absent

PUBLIC HEARINGS



BZA 2025-11 – Special Use (Auto Dealer) 5800-06 W. 5th Ave

- Staff's overview provided by C. Sharp: The petitioner is requesting to operate as an auto dealer on parcel zoned as B1. The comprehensive plan dictates this parcel to be flexible commercial which allows for a wide variety of permitted uses. The public notification was completed. Staff provided a favorable recommendation.
- **Petitioner**, **Ralph Garcia**: He stated that the building has been with his family for past 30 years and want to continue to maintain it as an auto dealership or car wash.
- Public Comment: Alfredo Manchaca, 3132 Lincoln Place, stated his support for the petition.
- Questions from the Board:



Motion to approve BZA 2025-11: Bill Cook

Second by: David Fossett

Motion to approve BZA 2025-11 passed w/ a vote of 4-0

Vote	Yes	Yes	Yes	Yes	Absent
		Hawkins			
	Bonds	President	Jones	Cook	Fossett
Member	President	Vice	Secretary	Comm.	Comm.

♣ BZA 2025-18 – Development Standards Variance 8401 Lake Shore Drive

- Staff's overview provided by C. Sharp: The petitioners are requesting a developmental standards variance for the encroachment of the front, side setbacks including stairs, a walkway, and a three season room. The petition provided a comprehensive detailing of the project which included photos. The public notifications were complete. There was letter of support from Sarah Finnegan, 8417 Lake Shore Drive. Staff provided a favorable recommendation.
- Petitioner, John & Dea Bejster: They provided background into the request for the petition. They reviewed a color-coded site plan of the project. The petitions call on aspects within the 30 feet front setback line east and west and five feet of the side-yard setback line. The setback totals include a width of 18 inches and length of 39 ft. 9in that consist of 12ft of egress stairs that are within the pre-existing footprint and are elevated. A 20 ft. 9in walkway within the preexisting footprint and is elevated. A 7ft walkway was added that connect to the second story doorway. The front yard has 20 ft. 6 in. consisting of 12ft 3 in for replaced three season room with a flat roof and roof deck of 19in overhang for gutter system. They addressed the concerns that were highlighted in opposition of the petition.
- **Public Comment:** Carolinda Camisa, 755 N Shelby St. stated support for the petition. James Martin, 8307 Lake Shore Dr. stated support for the petition. Sarah Lowther, 8418 Pine Ave. stated support for the petition. Paul Osmulski, 8407 Lake Shore Dr. stated his opposition for the petition. Darryl Freeman, Matrix Construction, spoke that he has previous experience building second story additions.
- Questions from the board:



Second by: Rev. Chester Jones

Motion to approve BZA 2025-18 was passed w/ a vote of 4-0

Member	President	Vice	Secretary	Comm.	Comm.
	Bonds	President	Jones	Cook	Fossett
		Hawkins			
Vote	Yes	Yes	Yes	Yes	Absent

BZA 2025-20 – Development Standards Variance 8407 Lake Shore Drive

- Staff's overview provided by C. Sharp: The petition is seeking to encroach into the front, side, and rear yard, alongside increasing the lot coverage whereas in the lade use code there is a percentage of the amount of lot coverage. The petitioner submitted detailed drawings were provided of the intended project. Staff provided a favorable recommendation.
- Petitioner, Paul & Amy Osmulski: Paul stated the intentions project was to tear down existing structure of home and build a new home. The first variance is for 3'7 on the side and rear yards to create more garages and create more space. The third variance is for the encroachment of the rear yard setback to gain more space. The last request is for lot coverage which is estimated at 48.2% for the end of the project. He provided a detail drawing of his plan within his packet and submitted additionally photos. Ms. Sharp noted that the request is for encroachment of setbacks instead of reduction which was indicated within the architect drawings.
- **Public comment was opened:** James Martin, 8397 Lake Shore Drive, stated his support for this petition. Sarah Lowther, 8418 Pine Ave, stated her support for the petition and her concern for the drainage on the property which is not the purview of the Board of Zoning.
- Board's questions:

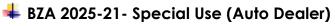
Motion to defer BZA 2025-20 provided by: Bill Cook

Second by: Rev. Chester Jones

Motion to defer BZA 2025-20 was passed w/ 4-0

Vote	Yes	Hawkins Yes	Yes	Abstain	Yes
	Bonds	President	Jones	Cook	Fossett
Member	President	Vice	Secretary	Comm.	Comm.





4900 W. 5th Ave

- Staff's overview provided by C. Sharp:
- Petitioner, Amani Musleh:
- Public comment:
- Questions by the Board:

Motion to defer BZA 2025-21: Rev. Chester Jones

Second by: Bill Cook

Motion to defer BZA 2025-21 was passed w/ 4-0

Member	President Bonds	Vice President Hawkins	Secretary Jones	Comm. Cook	Comm. Fossett
Vote	Yes	Yes	Yes	Yes	Absent

ADJOURNMENT