

Eddie D. Melton
Mayor



Marco Molina
City Attorney

CITY OF GARY BOARD OF ZONING APPEALS

Thursday, June 12, 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**
TOM CERA – **ABSENT**
DAVID FOSSETT – **ABSENT**

MINUTE APPROVAL

Motion to approve the minutes from May 8,2025 meeting provided by: Florzell Hawkins

Second by: Rev. Chester Jones

Motion to approve May 8,2025 meeting minutes passed w/ a 3-0 vote

Member	President Bonds	Vice President Hawkins	Secretary Jones	Comm. Cera	Comm. Fossett
Vote	YES	YES	YES	ABSENT	ABSENT

NEW BUSINESS

BZA Time Change

There was a general consensus that for the coming meetings will remain on third Thursday, but have a time change from 3PM to 11AM.

BZA 2025-24 – Special Use (Home Daycare) **722 Mount St.**

- Staff's overview provided by C. Sharp: **Staff recommended deferral.**
- Petitioner:
- Public Comment:
- Questions from the Board:

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Motion to defer BZA 2025-24: Rev. Chester Jones
Second by: Florzell Hawkins

Motion to defer BZA 2025-24 passed w/ a vote of 3-0

Member	President Bonds	Vice President Hawkins	Secretary Jones	Comm. Cera	Comm. Fossett
Vote	YES	YES	YES	ABSENT	ABSENT

 **BZA 2025-26 – Special Use (Short-Term Rental)**
1040 N. Union St.

- **Staff's overview provided by C. Sharp:** The petitioner is requesting to operate a Short-Term Rental in a R2 zoning classification and amongst the comprehensive plans. They have satisfied all requirements for the special use variance. Staff provided a favorable recommendation.
- **Petitioner, Jason Platt:** He provided a narrative on the purposes for establishing the Short-Term Rental.
- **Public Comment:** No comment
- **Questions from the board:** No comment

Motion to approve BZA 2025-26: Florzell Hawkins
Second by: Rev. Chester Jones

Motion to approve BZA 2025-26 was passed w/ a vote of 3-0

Member	President Bonds	Vice President Hawkins	Secretary Jones	Comm. Cera	Comm. Fossett
Vote	YES	YES	YES	ABSENT	ABSENT

 **BZA 2025-27 – Special Use (Group Home)**
2557 Colfax Street

- **Staff's overview provided by C. Sharp:** The petitioner is requesting to operate a behavioral residential setting within the home. The home is setup with four bedrooms and two bathrooms. They did provide all their public notifications, and the additional information required. Four letters

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were received from at the submission of the packet. Then, an additional four letters were received. There was not enough information given by the petitioner. **Staff provided a recommendation for deferral.**

- **Petitioner:**
- **Public comment was opened:** Sonia Brodie, 6529 Birch Ave., spoke in the opposition of the petitioner. She expressed that neighborhood characteristics offer stability and safety. She continued that the establishment of the business would compromise the characteristics of the neighborhood.
- **Board's questions:** No comment

Motion to defer with public comment to remain open BZA 2025-22 provided by: Florzell Hawkins

Second by: Rev. Chester Jones

Motion to defer BZA 2025-27 was passed w/ 3-0

Member	President Bonds	Vice President Hawkins	Secretary Jones	Comm. Cera	Comm. Fossett
Vote	YES	YES	YES	ABSENT	ABSENT

ADJOURNMENT