

Eddie D. Melton
Mayor



Marco Molina
City Attorney

CITY OF GARY BOARD OF ZONING APPEALS

Thursday, July 10, 2025 @ 3:00 PM

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

AGENDA

Roll call

TARYL BONDS - **ABSENT**
FLORZELL HAWKINS – **PRESENT**
REV. CHESTER JONES – **PRESENT**
TOM CERA – **PRESENT**
DAVID FOSSETT – **PRESENT**

MINUTE APPROVAL

Motion to approve the minutes from June 12, 2025 meeting provided by: Rev. Chester Jones
Second by: David Fossett

Motion to approve June 12, 2025 meeting minutes passed w/ a 4-0 vote

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

OLD BUSINESS

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

- Staff's overview provided by C. Sharp: **Petitioner has requested to withdraw.**
- **Petitioner:**
- **Public Comment:**
- **Questions from the Board:**

Motion to withdraw BZA 2025-24: Tom Cera
Second by: Rev. Chester Jones

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Motion to withdraw BZA 2025-24 passed w/ a vote of 4-0

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

**BZA 2025-27 – Special Use (Group Home)
6525 Birch Pl.**

- **Staff's overview provided by C. Sharp:** The petitioner is requesting to operate a behavioral residential setting within the home. Staff asked for additional documents to which was provided. The property is in a residential zone and is classified as R2. There were nine letters of opposition received. **Staff provided an unfavorable recommended a as requested to withdraw.**
- **Petitioner, Darlene Henderson:** The petitioner gave a brief background of her experience with behavioral health. She then proceeded give a speech to support her positioning as to why the behavioral health group home is needed.
- **Public Comment:** Jack Knight, 157 N Grand Blvd, spoke in opposition of the petition. Edwin Rivera, 6501 Birch Ave, spoke in opposition of the petition. Serene Rosenthal, 6515 Birch Pl, spoke in opposition of the petition. Michelle Sparks-Cook-Knight, 6572 Birch Pl, questioned whether how many people would be housed, how long have owned the home, is the process similar to get a short-term rental similar to a group home, and is there an official business plan?
- **Questions from the Board:** How many individuals will be housed; 1-2 persons per bedroom, How big is the facility; 4 bedrooms with 3 bathrooms, What is food plan; it will be outsourced, will the facility be staff 24/7; it will be fully staffed at all times alongside a medical doctor and registered nurse, what are the parking arrangements, there is limited parking strictly for staff with a driveway and off-street parking, do they have any licensure; no, but they are currently being mentored by individuals with 30 years and in a 6 month training, age of target population; it would be dependent on the need for the clientele and they are looking to take foster children, what is the average stay per stay; based on needs on client, but long term would be preferred; will security be on site; there will be cameras on site with owners and staff will have



access and they will enlist security guards. Where do the petitioner currently live; they currently live in Sherrillville, what would the daily operations consist of, it is not currently set as they are still in the foundational steps.

Motion to provide an unfavorable recommendation of BZA 2025-27: Rev. Chester Jones

Second by: Tom Cera

Motion to withdraw BZA 2025-27 deny w/ a vote of 3-1

Member	President Bonds	Vice President Hawkins	Secretary Jones	Comm. Cera	Comm. Fossett
Vote	ABSENT	YES	YES	YES	NO

NEW BUSINESS

 **BZA 2025-28 – Development Standard Variance
2601 E. 15th Ave**

- **Staff's overview provided by C. Sharp:** The petitioner is requesting to increase the height to eight inches with a barbed wiring. They have provided sketches of the fences location. **Staff recommended approval.**
- **Petitioner, Jim Wieser, 429 W Lincoln Hwy, representative:** He provided a brief overview of the company scope of work. Ben Ayala, 2601 E 15th Ave, gave a description of the proposed project. Following, he reiterated the scope of work and the reason why the fence is necessary for the property.
- **Public Comment:** Carolyn McCrady, 8241 Locust St, expressed concern of the environmental factors regarding the contamination of the land from the trucks, whether the taxes had been paid prior to operations, and where the employees will be hired from the local area.
- **Questions from the Board:** Are there other facilities in the area; they are several facilities nationwide, how many local jobs will be offered; 15 jobs from debut, what directions will the fence be going, it will be going north to the Ozinga property line and south to the Ozinga property line, diagonally on the empty vacant lot, and the south of the building with an exclusion to the wetland.

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Motion to approve BZA 2025-28: David Fossett
Second by: Rev. Chester Jones

Motion to approve BZA 2025-28 was passed w/ a vote of 4-0

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

 **BZA 2025-29 – Development Standard Variance
8028 Oak Ave.**

- **Staff's overview provided by C. Sharp:** The petitioner is requesting to encroach into the front yard setback by 16-20; and increase the maximum building coverage from 40% to 44%. The variance is to place a garage on the parcel. A temporary shed was placed on the public alley way and were asked to remove the shed out of the public right away. **Staff recommended approval.**
- **Petitioner, Kristina Faust:** She gave a brief of the previous improvements that she has done on the parcel and explained her reasoning as to why they are currently building the garage. Darryl Taylor, contractor, stated that the parcel is irregularly shaped. He provided a site plan and blue print of the garage.
- **Public Comment:** No comment
- **Questions from the board:** No comment

Motion to approve BZA 2025-29: Tom Cera
Second by: Rev. Chester Jones

Motion to approve BZA 2025-29 was passed w/ a vote of 4-0

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

 **BZA 2025-30 – Development Standard Variance
4301 W, 19th Ave**

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- **Staff's overview provided by C. Sharp:** The petitioner is requesting to build a 396 sq. ft. home on a corner lot in the fourth district. The lot is currently undeveloped with a concrete slab from the previous build. A site plan was provided that detailed the proposed project. **Staff provided a recommendation for denial.**
- **Petitioner, Erica Lindsey, 3145 W 19th Ave.:** She provided an overview of the proposed project. She gave a background of the reason for placing the cottage on the parcel.
- **Public comment was opened:** Eddie Lindsey, 3145 W 19th Ave., stated that the reason for wanting to put the cottage on the parcel.
- **Board's questions:** Are there any houses near the parcel; it is the parcel next door to their current property,

Motion to deny BZA 2025-30 provided by: Rev. Chester Jones

Second by: Tom Cera

Motion to deny BZA 2025-30 was passed w/ 4-0

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

ADJOURNMENT