

Eddie D. Melton  
Mayor



Marco Molina  
City Attorney

**CITY OF GARY BOARD OF ZONING APPEALS PUBLIC MEETING**  
**Thursday, October 09, 2025 @ 11:00 AM**

**TEMPORARY RELOCATION:** Hudson Campbell, 1<sup>st</sup> floor board room, 455 Massachusetts St, Gary, IN

Live viewing of the meeting can be seen here: [www.youtube.com/@GaryTV](https://www.youtube.com/@GaryTV)

**AGENDA**

**1. Meeting Called to order**

**2. Roll call**

TARYL BONDS, Mayoral Appointee - President  
FLORZELL HAWKINS, Mayoral Appointee – Vice President  
REV. CHESTER JONES, Mayoral Appointee – Secretary  
TOM CERA, Plan Commission Appointee  
DAVID FOSSET, Council Appointee

**3. Approval of minutes**

August 14, 2025

**4. Old Business**

**5. New Business/ Public Hearings**

PETITION	DESCRIPTION	ADDRESS
BZA 2025-31	<b>Special Use</b> for Petition to allow for a Short-Term rental (Zone R2).	8716 Pine Ave
BZA 2025-32	<b>Special Use</b> for Petition to allow for a Short-Term rental (Zone R2).	1164 ST Joseph St

**6. Directors Comments**

**ADJOURNMENT**



Eddie D. Melton  
Mayor



Marco Molina  
City Attorney

## CITY OF GARY BOARD OF ZONING APPEALS

**Thursday, August 14, 2025 @ 11:00 AM**

Conference Room, Hudson & Campbell Sports Center,  
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 July minutes:** Rev. Chester Jones

**Second by:** David Fossett

**Motion to approve July minutes passed w/ a 4-0 vote**

Member	President Bonds	Vice President Hawkins	Secretary Jones	Comm. Cera	Comm. Fossett
Vote	<b>ABSENT</b>	<b>YES</b>	<b>YES</b>	<b>YES</b>	<b>YES</b>

#### **NEW BUSINESS**

##### **BZA 2025-31 – Special Use (Short Term Rental)** **8716 Pine Ave**

- **Staff's overview:** The petitioner is requesting a special use variance to operate a short-term rental. She has completed public notice, but is requesting a continuance to improve correction from her home inspection report. **Staff recommendation is a continuance.**
- **Petitioner, Emily Moreno:** No comment
- **Public Comment:** No comment
- **Questions from the Board:** No comment

**Motion to continue BZA 2025-31:** Rev. Chester Jones

**Second by:** David Fossett

Eddie D. Melton  
Mayor



Marco Molina  
City Attorney

**Motion to continue BZA 2025-31 passed w/ a vote of 4-0**

Member	President Bonds	Vice President Hawkins	Secretary Jones	Comm. Cera	Comm. Fossett
Vote	<b>ABSENT</b>	<b>YES</b>	<b>YES</b>	<b>YES</b>	<b>YES</b>

**ADJOURNMENT**





CITY OF GARY  
ZONING DEPARTMENT  
NOTICE OF PUBLIC HEARING

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September 17, 2025

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

Pursuant to applicable law, the City Board of Zoning Appeals will hold the **Public Hearing** of the following petition at their regularly scheduled meeting on October 9, 2025, at 11:00 a.m. at the Hudson Campbell, 1st floor board room, 455 Massachusetts st Gary, IN 46402. The notice and agenda will be posted at City Hall and on the city's website: <https://www.gary.gov/zoning>

PETITION	DESCRIPTION	ADDRESS
BZA 2025-31	<b>Special Use</b> for Petition to allow for a Short-Term rental (Zone R2).	8716 Pine Ave
BZA 2025-32	<b>Special Use</b> for Petition to allow for a Short-Term rental (Zone R2).	1164 ST Joseph St

Public comment will be taken on these 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. Digital copies may be obtained by contacting the Zoning Administrator at [zoning@gary.gov](mailto:zoning@gary.gov) or via public records request at [publicrecords@ci.gary.in.us](mailto: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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401 BROADWAY, SUITE 307  
GARY, INDIANA 46402  
(219) 881-5090 [www.gary.gov](http://www.gary.gov)



# BOARD OF ZONING APPEALS

## PETITION PACKET

<b>BZA PETITION NUMBER</b>	B-2025-31
<b>PETITIONER</b>	Emily Moreno,
<b>REQUEST</b>	Special use to operate a short-term rental
<b>SITE ADDRESS</b>	8716 PINE AVE, GARY, IN 46403
<b>PARCEL NUMBER</b>	45-05-33-129-018.000-004
<b>ZONING CLASSIFICATION</b>	R2 – Residential Single-Family
<b>COMPREHENSIVE PLAN LAND USE</b>	Neighborhood Residential – Supports traditional housing,
<b>CITY COUNCIL DISTRICT</b>	District 4
<b>CURRENT ANNUAL PROPERTY TAX</b>	Current (based on Lake County records)
<b>EXISTING USE / STRUCTURES</b>	Single-Family Home
<b>PROPOSED USE</b>	Short-Term Rental
<b>VARIANCE(S) REQUESTED</b>	Special Use
<b>LOT DIMENSIONS</b>	Approximately 50' x 125'
<b>MINIMUM LOT AREA REQUIRED</b>	6,250 sq ft
<b>ADJACENT ZONING / USES</b>	R2 – Residential homes to north, east, and west
<b>PROOF OF PUBLICATION</b>	Received
<b>HEARING DATE</b>	October 9, 2025 (Cont.. August & September )
<b>PUBLIC INPUT RECEIVED</b>	Yes
<b>RECOMMENDATION</b>	Favorable
<b>COUNCIL DECISION</b>	Pending
<b>FINAL DECISION DATE</b>	To be scheduled after Council 3rd reading
<b>GIS MAP</b>	



# BOARD OF ZONING APPEALS

## PETITION PACKET

### Special Use Permit criteria per section 123-59 (c)

1. *The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, or general welfare.*
  - a. The special use (short-term rental) is not detrimental to public health or safety. The applicant has responsibly managed the property for two years without complaints or incidents. Rules are in place limiting occupancy, enforcing quiet hours, and prohibiting parties to ensure community peace and safety. Home inspections show the property is structurally sound, with repair recommendations noted for safety (handrails, drainage).
2. *The special use will not be injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted.*
  - a. The use has not negatively impacted surrounding residential properties. Neighbors are aware of the rental activity and have not raised objections. The applicant personally screens guests and enforces respectful behavior and occupancy rules. These measures help preserve the residential character and enjoyment of nearby homes.
3. *The establishment of the special use will not impede or substantially alter the normal and orderly development and improvement of surrounding property for uses permitted in the district.*
  - a. The short-term rental will not impede the normal and orderly development of the surrounding area. It is located in a stable residential neighborhood. The property was fully renovated and is being maintained in excellent condition, contributing to neighborhood stability and appearance.
4. *Adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.*
  - a. The property has full access to all required public utilities, including water, sewer, electricity, and paved roads. However, the inspection noted minor drainage issues (negative grading), which the owner is advised to correct to prevent long-term foundation concerns.
5. *Adequate measures have been or will be taken to provide for access management, ingress and egress so designed as to minimize traffic congestion on the public roads.*
  - a. The property has adequate access for vehicles. Guests are instructed to use designated on-site parking to avoid contributing to seasonal traffic congestion in the Miller Beach area. This has helped mitigate any adverse impact on street traffic or public roadways.
  - b.
6. *The special use will be located in a district where such a use is authorized and all other requirements set forth in this chapter which are applicable to such special use will be met.*
  - a. Short-term rentals are allowed as a special use within R1 zoning when the use complies with local ordinances and is granted by the Board of Zoning Appeals. The applicant requests the appropriate permit through the proper public process.
7. *The petitioner documents and presents to the commission that proposed special use provides for the implementation of sustainable growth principles and initiatives as approved by the commission.*
  - a. The applicant has demonstrated alignment with sustainable growth principles. The home was fully renovated rather than demolished, preserving its character and reducing waste. The use prevents vacancy, supports local businesses, and contributes to neighborhood reinvestment. The long-term plan includes returning to full-time residence, showing a commitment to the community

# BOARD OF ZONING APPEALS

## PETITION PACKET

### Recommendation

Based on the evidence presented and the findings of fact, the Zoning Administrator recommends a favorable recommendation for the Special Use Permit to allow short-term rental use at 1164 St. Joseph Street.

### Contingencies for Approval

The following conditions shall be attached to the Special Use Permit approval to ensure compliance with local zoning, public safety, and Indiana Code IC 36-1-20-1 et seq.:

The petitioner must obtain and maintain a valid City of Gary business license for short-term rental use.

1. *The short-term rental must conform to all dimensional, parking, and use standards of the R2 zoning district.*
2. *The STR shall operate strictly within the scope of the approved Special Use. Any change in use or expansion requires re-review.*
3. *Occupancy is limited to two (2) persons per legal bedroom or as otherwise determined by the Building Department.*
4. *One off-street parking space per rented room or unit must be provided. No on-street guest parking may disrupt neighbors.*
5. *Quiet hours must be observed from 10:00 PM to 7:00 AM daily and communicated to guests in advance.*
6. *The property may not be used for events, parties, or large gatherings without separate approval.*
7. *A local 24/7 emergency contact (owner or property manager) must be listed with the City and neighbors.*
8. *The approval is subject to annual review and may be revoked upon multiple verified complaints or violations.*
9. *No exterior commercial signage or advertising is permitted. The property must retain a residential appearance.*
1. *Noncompliance with any condition may result in suspension or revocation of the Special Use Permit*



Eddie D. Melton  
Mayor

City of Gary  
Department of Zoning  
401 Broadway, Suite 307  
Gary, Indiana 46402

Marco Molina  
City Attorney  
219-881-1332  
zoning@gary.gov

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## DESCRIBE THE REQUESTED PETITION

I am requesting a Special Use Permit to allow continued operation of my single-family home as a short-term rental.

The property was purchased and fully renovated to serve as my primary residence, where I lived full-time for nearly two years.

Due to COVID-19 and work requirements, I am currently unable to occupy it full-time. This permit will allow me to continue responsible short-term rental use on an interim basis until I am able to return and resume living in the home within the next two to three years.

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APPLICANT NAME          Emily Moreno

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COMPANY OR ORGANIZATION

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ADDRESS          1645 N Francisco Ave

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CITY/STATE/ZIP          Chicago, IL 60647

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EMAIL          emily314@gmail.com

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PHONE          312-342-7010

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OWNER OF RECORD (IF DIFFERENT FROM APPLICANT)

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*If the applicant is not the recorded property owner, proof of ownership and a notarized statement of consent from the owner of record permitting the applicant to file this petition must be provided.*

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SUBJECT PROPERTY ADDRESS

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8716 Pine Ave, Gary Indiana

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PARCEL IDENTIFICATION NUMBER(S)

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Local Parcel ID: 001-25-47-0383-0019

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Department of Zoning  
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LEGAL DESCRIPTION

YOUNG'S HIGHLAND'S L. 19 BL. 2

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PRIMARY CONTACT PERSON (IF DIFFERENT FROM ABOVE)

NAME/TITLE \_\_\_\_\_

EMAIL \_\_\_\_\_

PHONE \_\_\_\_\_

**SPECIAL USE PERMIT APPLICATION FEE: \$220**

BZA #: \_\_\_\_\_

Date Filed: \_\_\_\_\_

Date 07/16/25  
Signature JB  
Receipt # 484649

PAID ☐ CASH  
☐ CHECK  
☒ CREDIT



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City of Gary  
Department of Zoning  
401 Broadway, Suite 307  
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SPECIAL USE PERMIT APPLICATION CHECKLIST:

- ☐ Application, completed, signed and notarized
- ☐ Narrative Statement addressing the need for the request
- ☐ Findings of Fact Form
- ☐ Computer-drawn, to scale, building floor plan showing the following
  - Work spaces
  - Room walls with dimensions
  - Exit doors and fire extinguisher locations
  - Maximum capacity
  - Drawing scale
- ☐ Existing Plat or computer-drawn, to scale, site plan showing
  - North arrow
  - Drawing scale
  - Building location with dimensions to property lines
  - Property lines with dimensions
  - Site improvement locations with dimensions to property lines (including by not limited to; fence, sheds, driveways, accessory buildings)
- ☐ (For requests in residential zones) Home inspection report from a licensed inspector
- ☐ Proof of ownership or letter from owner granting permission
- ☐ Application fee

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**(FOR CITY USE ONLY)**

Filed with City on: July 16 2025, 20\_\_\_\_

Scheduled for the Board of Zoning Appeals meeting on Aug 14, 2025

Continuation (if any) \_\_\_\_\_

Notice of hearing published in: \_\_\_\_\_ on: \_\_\_\_\_





Eddie D. Melton  
Mayor

City of Gary  
Department of Zoning  
401 Broadway, Suite 307  
Gary, Indiana 46402

Marco Molina  
City Attorney  
219-881-1332  
zoning@gary.gov

I, the undersigned, do hereby certify that I am the owner or have written permission from the owner to conduct the business as stated on the petition on the particular property and do hereby certify that the above statements are true and correct to the best of my knowledge.

SIGNATURE

ADDRESS 1645 N Francisco Ave

CITY/STATE/ZIP Chjicago, IL 60647

State of Indiana)

County of Lake}

) ss:

Subscribed and sworn to before me this 16 day of July 2025.

(Notary Public) Emily Kallas

(Seal)

Resident: Lake County



**EMILY C. KALLAS**  
Notary Public, State of Indiana  
Lake County  
Commission # NP0761386  
My Commission Expires  
2/05/2033

My Commission Expires: 02/05/2033

## **Use Narrative for Special Use Permit Application**

**Subject Property:** 8716 Pine Avenue, Gary, Indiana 46403

Petitioner name: EMILY MORENO

Petition number: BZA 2025-31

I am the owner of this property, which I purchased and fully renovated as my primary residence. When I acquired the home, it was severely deteriorated—structurally compromised and sliding down the dune. I undertook a full gut-rehab to stabilize and restore it, using quality materials and thoughtful design to ensure it remained in character with the neighborhood. From 2020 through 2023, I lived there full-time, except for periods when I had to temporarily move out while major improvements were underway.

Unfortunately, due to the impact of the COVID-19 pandemic and evolving work requirements, I was unable to continue occupying the property as planned. Although my position is remote, my employer required me to maintain a base in Chicago, which made it impractical to remain in Gary while continuing to meet the expectations of my job.

To avoid leaving the property vacant and to ensure I could meet financial obligations, I began operating the home as a short-term rental. This has helped cover essential costs such as the mortgage, insurance, taxes, and regular maintenance—ensuring the house remains in good condition.

I am now seeking a Special Use Permit so I can continue to rent the home responsibly and legally until I am able to return and make it my primary residence once again, which I anticipate in the next two to three years.

### **Responsible Operation and Neighborhood Consideration:**

I have been operating the property as a short-term rental for the past two years without any complaints or incidents. I take proactive steps to ensure the rental is well-managed and does not create disturbances in the neighborhood. These include:

- A minimum stay of three nights in the summer and two nights in the winter to discourage party-related bookings
- Disabling “Instant Booking” and personally screening all guests
- Clear communication of house rules, quiet hours, and respectful behavior expectations

## Use Narrative for Special Use Permit Application

- Limiting occupancy to no more than eight guests
- Requiring guests to use only the designated on-site parking to prevent congestion or illegal street parking

The home primarily rents during the summer months, and during the rest of the year I frequently return to stay at the property. I use that time to maintain the house, make any necessary repairs, and remain connected to the community. I have many friends and long-time connections in the neighborhood, and I'm an active member of the Miller Garden Club, where I volunteer at events throughout the year.

I also hold guests accountable for following all house rules. On one occasion, a guest brought unregistered visitors, which violated the occupancy agreement. I asked those guests to leave and reported the issue to Airbnb. While this resulted in a retaliatory review that impacted my rating, I stand by my decision, which was made to preserve the safety and quiet enjoyment of the neighborhood.

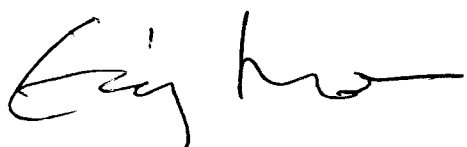
This isn't just a rental property—it's my home. I care deeply about keeping it in excellent condition and ensuring it fits well within the character of the neighborhood.

### Hardships Necessitating this Request:

- **COVID-19 Disruption and Work Requirements:** Although I was able to reside at the home for nearly two years, pandemic-related changes and my employer's requirement to remain based in Chicago forced me to leave.
- **Financial Necessity:** The short-term rental helps ensure I can meet ongoing financial obligations for the property and keep it well maintained.
- **Intention to Return as Primary Residence:** My long-term plan remains unchanged—I intend to return to the home as my primary residence within the next two to three years.

For these reasons, I respectfully request approval of this Special Use Permit to continue operating the home as a short-term rental on an interim basis, while continuing to be a responsible property owner and respectful neighbor.

Thank you for your consideration.

 7/21/2025



## Special Use Permit Criteria

The petitioner is responsible for writing a response for how their petition will address each of the following criteria. The Board of Zoning Appeals uses these criteria to make a determination.

Petitioner name: EMILY MORENO

Petition number: BZA 2025-31

According to the municipal code, no special use variance shall be granted unless the following qualifications are met:

1. The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, or general welfare.

The property has been responsibly operated as a short-term rental with no incidents or complaints. House rules are clearly communicated and strictly enforced, including no parties, a maximum occupancy of eight guests, and quiet hours. The home is well maintained, and no activities are permitted that would endanger public health, safety, or the general welfare of the neighborhood.

2. The special use will not be injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted.

The property has been rented as a short-term rental for the past two years without any complaints or issues. My closest neighbors are aware that the house is used as a rental, particularly in the summer months. To date, there have been no known complaints or disruptions.

I require minimum stays (three nights in summer, two in winter), I personally screen all guests, and reinforce respectful behavior.

I also understand that parking is a known challenge in Miller Beach during peak season. My guests are informed in advance that they may only use the designated on-site parking, which has helped prevent any contribution to the area's ongoing parking concerns.

3. The establishment of the special use will not impede or substantially alter the normal and orderly development and improvement of surrounding property for uses permitted in the district.

The home was purchased and I fully renovated as my primary residence through a gut-rehab project. It is maintained in excellent condition. The continued use of the property as a short-term rental does not differ in use pattern or appearance

from neighboring homes and does not restrict or impact nearby property improvements or development.

4. Adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.

The property is a fully improved single-family residence with existing access to all necessary municipal services, including water, sewer, electricity, drainage, and paved road access.

5. Adequate measures have been or will be taken to provide for access management, ingress and egress so designed as to minimize traffic congestion on the public roads.

Guests are instructed to use only the parking provided at the property. I communicate this clearly in advance of each stay, and I monitor compliance. As a result, there have been no issues with traffic congestion or unauthorized street parking. This is especially important in Miller Beach, where summer congestion is common, and I take care to ensure my rental does not add to the problem.

6. The special use will be located in a district where such a use is authorized and all other requirements set forth in this chapter which are applicable to such special use will be met.

The property is located in a district that allows short-term rentals with a Special Use Permit. I am committed to complying with all requirements, including licensing, safety, tax reporting, and zoning rules applicable to this use.

7. The petitioner documents and presents to the commission that proposed special use provides for the implementation of sustainable growth principles and initiatives as approved by the commission.

I chose to restore the home through a full renovation—preserving its character rather than tearing it down or building something out of place. I used quality materials and maintain the home in excellent condition because it is still my residence and I plan to return. The property prevents vacancy, supports local businesses during the rental season, and is managed with long-term care and sustainability in mind.

3  
**2020-043813**

**2020 Jul 13**

**8:58 AM**

**STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
MICHAEL B BROWN  
RECORDER**

Tax ID Number(s):

State ID Number Only 45-05-33-129-018.000-004

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**WARRANTY DEED**

**THIS INDENTURE WITNESSETH THAT**

**Patricia A. Bennett**

**CONVEY(S) AND WARRANT(S) TO**

**Emily Frances Moreno**, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:

**SEE ATTACHED EXHIBIT "A"**

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

IN WITNESS WHEREOF, the Grantor has executed this deed this 26th day of June, 2020.

*Patricia A. Bennett*

**Patricia A. Bennett**

MTC File No.: 20-20422 (WD)

Page 1 of 3

**OLD FOR MERIDIAN TITLE COR**

DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER

**JUL 02 2020**

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

023616

7194  
MB  
\$25.00

State of Indiana, County of Lake ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Patricia A. Bennett** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 26th day of June, 2020.

1-21-22  
My Commission Expires:

650421  
Commission No.

Porter IN  
Notary Public County and State of Residence

**This instrument was prepared by:**

Andrew R. Drake, Attorney-at-Law  
11711 N. Pennsylvania St., Suite 110, Carmel, IN 46032

**Property Address:**

8716 Pine Avenue  
Gary, IN 46403

Annette Martinez  
Signature of Notary Public

Annette Martinez  
Printed Name of Notary



**Grantee's Address and Mail Tax Statements To:**  
8716 Pine Avenue  
Gary, IN 46403

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Andrew R. Drake

## **EXHIBIT A**

Lot 19 in Block 2 in Young's Highland's, in the City of Gary, as per plat thereof, recorded in Plat Book 15, page 15 in the Office of the Recorder of Lake County, Indiana.





























Jul 28th, 2025

8716 Pine Ave, Gary, IN 46403

# Home Inspection Report

PREPARED FOR:

Emily Moreno

INSPECTED BY:

Calvin Coleman / Heavenly Home Inspections LLC



## Table of Contents

### HOME INSPECTION REPORT

Inspection Details

Definitions

Grounds

Exterior

Electrical (Interior)

Plumbing

Attic

Heating/Cooling

Bathroom

Kitchen

Laundry

Summary

Inspection Details

INSPECTOR

Calvin ColemanMatteson, 60443  
Heavenly Home Inspections  
LLC

Phone(708) 840-1092

Emailhhinspections100@gmail.com

CLIENT






Emily Moreno  
Phone(312) 342-7010  
Emailemily314@gmail.com

ADDITIONAL INFO

📅 Inspection date	Jul 28th, 2025
• Others Present	Client
• Property Occupied	Vacant
• Building Type	Single Family
• Weather	Partly Cloudy
• Temperature	79 °F
• Year Built	1953
• Water Source	City

HOME INSPECTION REPORT

Definitions

- **Inspected**  
The Item or component was inspected and no material defects were observed. Cosmetic issues may have been observed.
- **Maintenance**  
The Item or component requires regular maintenance for continued optimal performance.
- **Recommendation**  
The Item or component appears operational, but inspector recommends action be taken for conditions that are beyond cosmetic.
- **Requires Attention**  
The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.
- **Safety**  
The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.

NOTE: All definitions listed above refer to the property or item listed as inspected on this report at the time of inspection.

Flagged items will show up in summary view.

1. Grounds

1.1 DRIVEWAY

DESCRIPTION: Gravel


1.2 WALKWAYS


DESCRIPTION: Concrete

1.3 STEPS/STOOPS

DESCRIPTION: Concrete

COMMENTS:

 Requires Attention

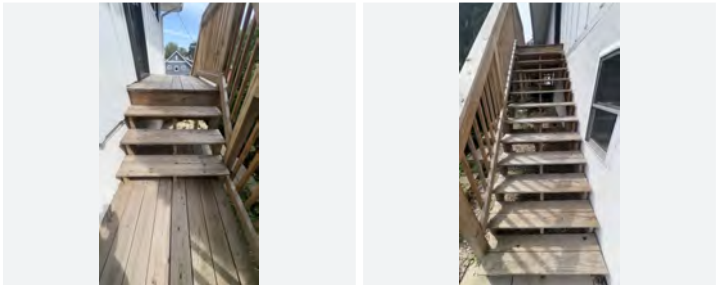
 Safety



Open risers

The steps/stoops have open risers, which can present a safety risk, particularly for young children and pets. It is recommended to install riser boards or enclose the risers to enhance safety and comply with local building codes. Consider consulting a qualified contractor for appropriate modifications.

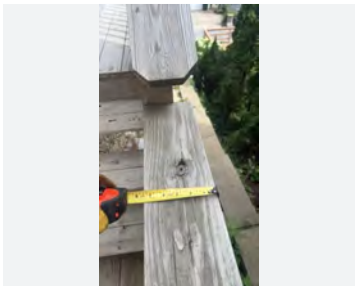
Location - East



 Requires Attention

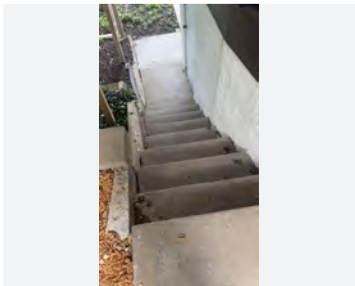
Non graspable handrail

The handrail on the steps/stoops is non-graspable, which may pose a safety hazard. I recommend installing a properly graspable handrail to ensure safety and compliance with local building codes.



 Requires Attention  Safety

Missing handrail(s)



West

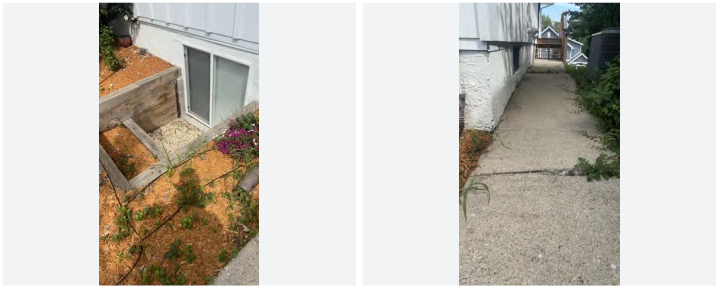
1.4 GRADING/DRAINAGE

DESCRIPTION: Negative slope

COMMENTS:

 Requires Attention

Improper slope is draining water towards the foundation which contributes to moisture and water penetration in the basement

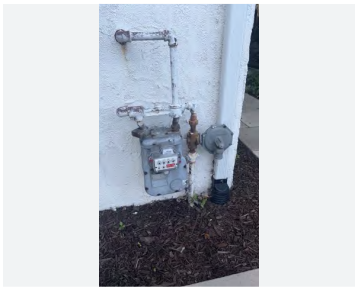


## 2. Exterior

### 2.1 GAS METER

DESCRIPTION: Rear of house

MEDIA:



## 3. Electrical (Interior)

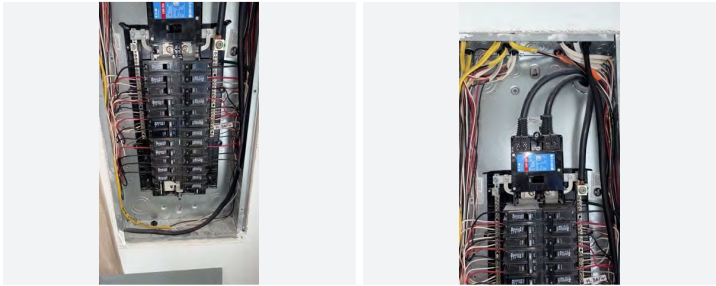
### 3.1 SERVICE

DESCRIPTION: Copper

SERVICE AMPS AND VOLTS: 200 amps

### 3.2 MAIN PANEL

DESCRIPTION: Eaton  
CAPACITY: 200 amps  
MEDIA:



3.3 GFCI/AFCI

---

DESCRIPTION: Kitchen, Bathroom(s)

4. Plumbing

4.1 SERVICE LINE

---

DESCRIPTION: Copper

4.2 MAIN WATER SHUTOFF

---

DESCRIPTION: Basement

4.3 WATER LINES

---

DESCRIPTION: Copper, PVC

4.4 WATER HEATER

---

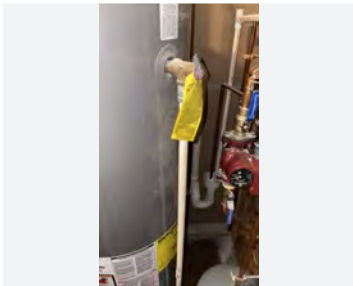
DESCRIPTION: Tank  
MANUFACTURER: Richmond  
CAPACITY: 40 gal  
FUEL: Natural gas  
LOCATION: Basement  
NAMEPLATE:

**COMMENTS:**

 Requires Attention

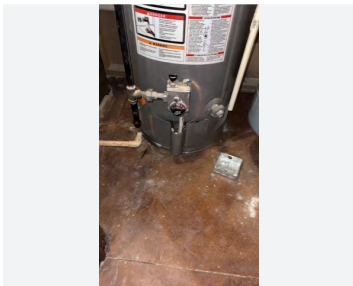
**PVC TPR Valve**

The water heater is equipped with a PVC TPR (Temperature Pressure Relief) valve discharge pipe, which is not recommended due to its potential to melt at high temperatures. It is advised to replace it with a proper material such as copper or CPVC for safety compliance. Consider consulting a licensed plumber for evaluation and updates.



 Recommendation

No drip pan present. Recommend one be installed.



## 5. Attic

### 5.1 METHOD OF INSPECTION

**DESCRIPTION:** From the attic access

ATTIC ACCESS: Pull down ladder

5.2 INSULATION

---

DESCRIPTION: Blown in

6. Heating/Cooling

6.1 THERMOSTAT(S)

---

DESCRIPTION: Programmable

6.2 HEATING SYSTEM

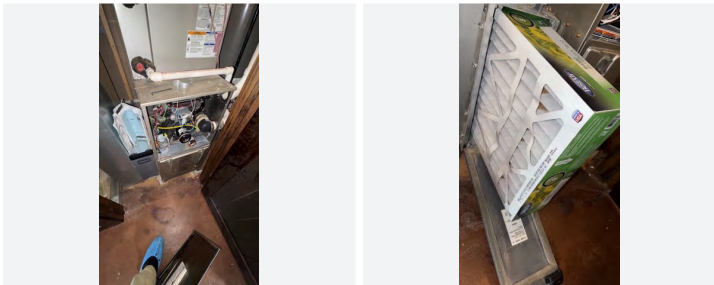
---

DESCRIPTION: Forced air

MANUFACTURER: Carrier

FUEL TYPE: Natural gas

MEDIA:



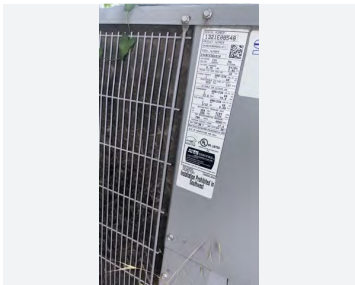
6.3 COOLING SYSTEM

---

DESCRIPTION: Central A/C

MANUFACTURER: Carrier

NAMEPLATE:



MEDIA:



## 7. Bathroom

### 7.1 ELECTRICAL

---

DESCRIPTION: GFCI

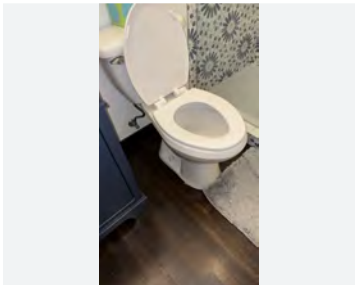
### 7.2 TOILETS

---

COMMENTS:

 Requires Attention

Toilet is loose from the floor. Recommend securing to prevent leaking/water damage.



### 7.3 CEILING

---

DESCRIPTION: Drywall

### 7.4 WALL

---

DESCRIPTION: Drywall

## 8. Kitchen

8.1 ELECTRICAL

---

DESCRIPTION: GFCI

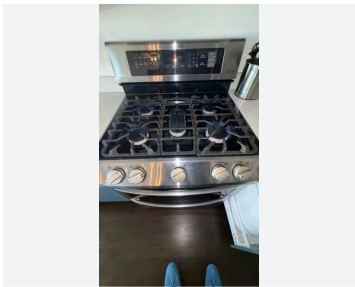
8.2 RANGE/OVEN

---

DESCRIPTION: LG

FUEL SOURCE: Gas

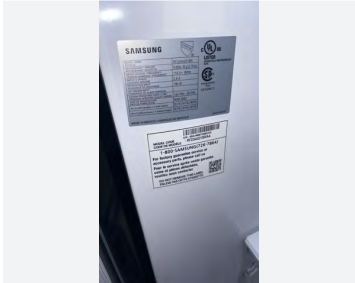
MEDIA:



8.3 REFRIGERATOR

---

MEDIA:



9. Laundry

9.1 DRYER VENT

---

DESCRIPTION: Metal flex

9.2 WASHER HOSE BIB

---

DESCRIPTION: Gate

9.3 WASHER DRAIN

---

**DESCRIPTION:** Wall mounted drain

## 9.4 ELECTRICAL

---



**DESCRIPTION:** GFCI



# Summary

## HOME INSPECTION REPORT

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read *the complete report*.

- **Requires Attention**  
The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.
- **Safety**  
The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.

# 1. Grounds

## 1.3 STEPS/STOOPS

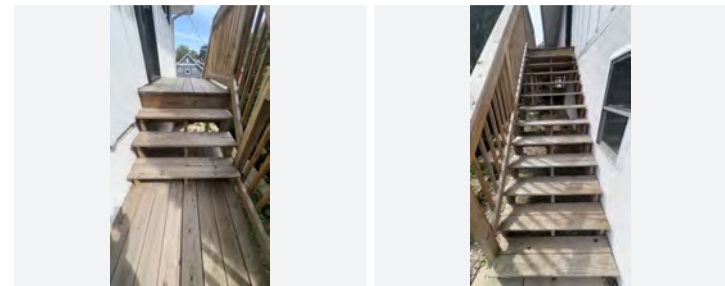
### COMMENTS:

- Requires Attention
- Safety

#### Open risers

The steps/stoops have open risers, which can present a safety risk, particularly for young children and pets. It is recommended to install riser boards or enclose the risers to enhance safety and comply with local building codes. Consider consulting a qualified contractor for appropriate modifications.

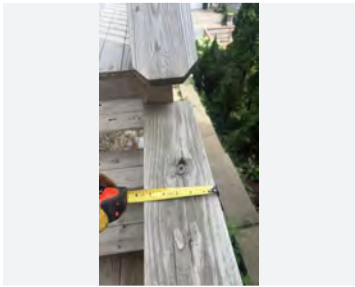
Location - East





- Requires Attention

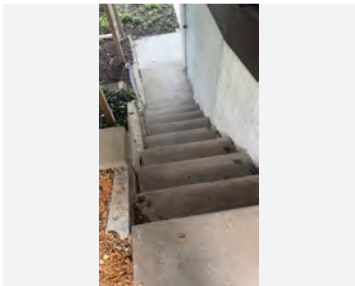
#### Non graspable handrail

The handrail on the steps/stoops is non-graspable, which may pose a safety hazard. I recommend installing a properly graspable handrail to ensure safety and compliance with local building codes.



 Requires Attention  Safety

Missing handrail(s)



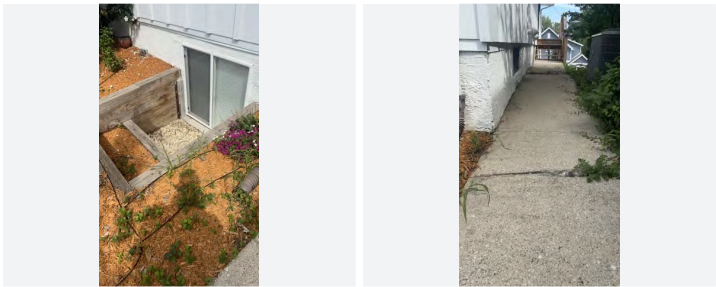
West

1.4 GRADING/DRAINAGE

COMMENTS:

 Requires Attention

Improper slope is draining water towards the foundation which contributes to moisture and water penetration in the basement



4. Plumbing

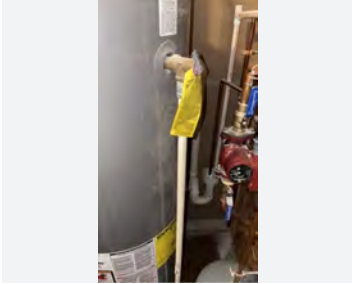
4.4 WATER HEATER

## COMMENTS:

 Requires Attention

## PVC TPR Valve

The water heater is equipped with a PVC TPR (Temperature Pressure Relief) valve discharge pipe, which is not recommended due to its potential to melt at high temperatures. It is advised to replace it with a proper material such as copper or CPVC for safety compliance. Consider consulting a licensed plumber for evaluation and updates.



## 7. Bathroom

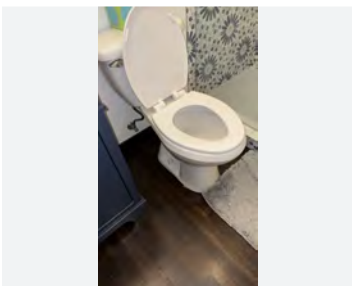
### 7.2 TOILETS

---

## COMMENTS:

 Requires Attention

Toilet is loose from the floor. Recommend securing to prevent leaking/water damage.







CITY OF GARY  
EDDIE D. MELTON  
MAYOR

DEPARTMENT OF  
PLANNING & ZONING  
401 BROADWAY, SUITE 303  
GARY, INDIANA 46402  
<https://gary.gov/zoning/>

From: Department of Planning & Zoning

401 Broadway, Suite 303

Gary, IN 46402

Planning Staff Memo: Legal and Procedural Review for PC 2025-14

## MEMORANDUM

To: Board of Zoning Appeals

From: Sylvia L. Martin, Zoning Administrator

Date: October 2, 2025

Re: Petition B-2025-31 – Updated Inspection Clearance

This memorandum serves to inform the Board of Zoning Appeals that the petitioner for Petition B-2025-31 has completed all required follow-up inspections. As of the most recent review, the petitioner has successfully addressed and corrected all violations previously cited in the initial inspection report.

A final inspection has been conducted by the Inspector, and full clearance has been granted. You will find the inspection report included below for your reference.

Accordingly, the property is now in full compliance with all relevant health, safety, and property maintenance codes. The petitioner is eligible to move forward in the BZA process for final consideration.

Sincerely,

Sylvia L. Martin

Zoning Administrator



Sep 24th, 2025

8716 Pine Ave, Gary, IN 46403

# Home Inspection Report

PREPARED FOR:

Emily Moreno

INSPECTED BY:

Calvin Coleman / Heavenly Home Inspections LLC



## Table of Contents

### HOME INSPECTION REPORT

Inspection Details

Definitions

Grounds

Exterior

Roof

Electrical (Interior)

Plumbing

Attic

Heating/Cooling

Bathroom

Kitchen

Interior Rooms

Laundry

**Summary**

Inspection Details

INSPECTOR 1

Calvin Coleman  
Heavenly Home Inspections LLC

AddressMatteson, 60443  
Phone(708) 840-1092  
Emailhhinspections100@gmail.com

CLIENT

Emily Moreno  
Phone(312) 342-7010  
Emailemily314@gmail.com

ADDITIONAL INFO

📅 Inspection date	Sep 24th, 2025
• Others Present	Client
• Property Occupied	Vacant
• Building Type	Single Family
• Weather	Partly Cloudy
• Temperature	79 °F
• Year Built	1953
• Water Source	City



## HOME INSPECTION REPORT

## Definitions

**Inspected**

The Item or component was inspected and no material defects were observed. Cosmetic issues may have been observed.

**Maintenance**

The Item or component requires regular maintenance for continued optimal performance.

**Recommendation**

The Item or component appears operational, but inspector recommends action be taken for conditions that are beyond cosmetic.

**Requires Attention**

The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.

**Safety**

The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.

NOTE: All definitions listed above refer to the property or item listed as inspected on this report at the time of inspection.

Flagged items will show up in summary view.

## 1. Grounds

## 1.1 DRIVEWAY

---

DESCRIPTION: Gravel

## 1.2 WALKWAYS

---

DESCRIPTION: Concrete

## 1.3 STEPS/STOOPS

---

DESCRIPTION: Concrete, Wood

## 1.4 GRADING/DRAINAGE

---

DESCRIPTION: Negative slope

COMMENTS:

Recommendation

Improper slope is draining water towards the foundation which contributes to moisture and water penetration in the basement

The grading around the foundation slopes improperly, directing water towards the structure. This contributes to moisture penetration in the basement. It is recommended to regrade the landscape to ensure water is directed away from the foundation. Consider consulting a professional landscaper or drainage expert for effective solutions.



2. Exterior

2.1 TYPE

DESCRIPTION: Wood

2.2 SOFFITS/FASCIA

DESCRIPTION: Aluminum

2.3 WINDOWS

DESCRIPTION: Casement

2.4 HOSE BIBS

DESCRIPTION: Rotary

2.5 GAS METER

**DESCRIPTION:** Rear of house

**MEDIA:**



## 2.6 WALL VENTING

---

**DESCRIPTION:** Laundry Vents

# 3. Roof

## 3.1 TYPE

---

**DESCRIPTION:** Gable

**METHOD OF INSPECTION:** Drone

**MATERIAL:** Asphalt shingle

## 3.2 GUTTERS

---

**DESCRIPTION:** Aluminum

## 3.3 DOWNSPOUTS/LEADERS/EXTENSIONS

---

**DESCRIPTION:** Aluminum

## 3.4 FLASHING

---

**DESCRIPTION:** Aluminum

# 4. Electrical (Interior)

## 4.1 SERVICE

---

DESCRIPTION: Copper

SERVICE AMPS AND VOLTS: 200 amps

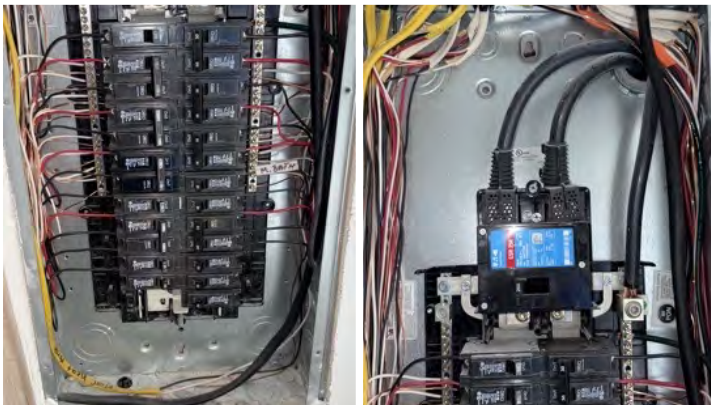
## 4.2 MAIN PANEL

---

DESCRIPTION: Eaton

CAPACITY: 200 amps

MEDIA:



## 4.3 GFCI/AFCI

---

DESCRIPTION: Kitchen, Bathroom(s)

# 5. Plumbing

## 5.1 SERVICE LINE

---

DESCRIPTION: Copper

## 5.2 MAIN WATER SHUTOFF

---

DESCRIPTION: Basement

## 5.3 WATER LINES

---

DESCRIPTION: Copper, PVC

## 5.4 WATER HEATER

**DESCRIPTION:** Tank

**MANUFACTURER:** Richmond

**CAPACITY:** 40 gal

**FUEL:** Natural gas

**LOCATION:** Basement

**NAMEPLATE:**



**COMMENTS:**

☒ Recommendation

No drip pan present. Recommend one be installed.



## 6. Attic

### 6.1 METHOD OF INSPECTION

**DESCRIPTION:** From the attic access

**ATTIC ACCESS:** Pull down ladder

## 6.2 INSULATION

---

**DESCRIPTION:** Blown in

# 7. Heating/Cooling

## 7.1 THERMOSTAT(S)

---

**DESCRIPTION:** Programmable

## 7.2 HEATING SYSTEM

---

**DESCRIPTION:** Forced air

**MANUFACTURER:** Carrier

**FUEL TYPE:** Natural gas

**MEDIA:**



## 7.3 COOLING SYSTEM

---

**DESCRIPTION:** Central A/C

**MANUFACTURER:** Carrier

**NAMEPLATE:**



MEDIA:



## 8. Bathroom

### 8.1 ELECTRICAL

---

DESCRIPTION: GFCI

### 8.2 CEILING

---

DESCRIPTION: Drywall

### 8.3 WALL

---

DESCRIPTION: Drywall

## 9. Kitchen

### 9.1 ELECTRICAL

---

DESCRIPTION: GFCI

9.2 RANGE/OVEN

DESCRIPTION: LG

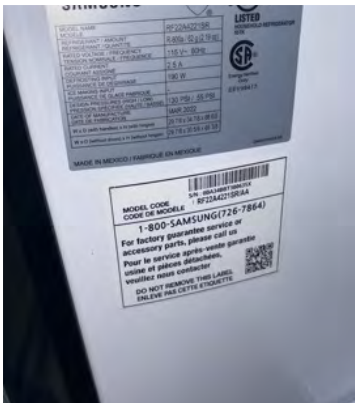
FUEL SOURCE: Gas

MEDIA:



9.3 REFRIGERATOR

MEDIA:



10. Interior Rooms

10.1 ELECTRICAL

DESCRIPTION: 110 volts

10.2 CEILING

DESCRIPTION: Drywall



## 10.3 WALLS

---

DESCRIPTION: Drywall

## 10.4 WINDOWS

---

DESCRIPTION: Casement

# 11. Laundry

## 11.1 DRYER VENT

---

DESCRIPTION: Metal flex

## 11.2 WASHER HOSE BIB

---

DESCRIPTION: Gate

## 11.3 WASHER DRAIN

---

DESCRIPTION: Wall mounted drain

## 11.4 ELECTRICAL

---

DESCRIPTION: GFCI

# Summary

## HOME INSPECTION REPORT

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read *the complete report*.



### **Requires Attention**

The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.



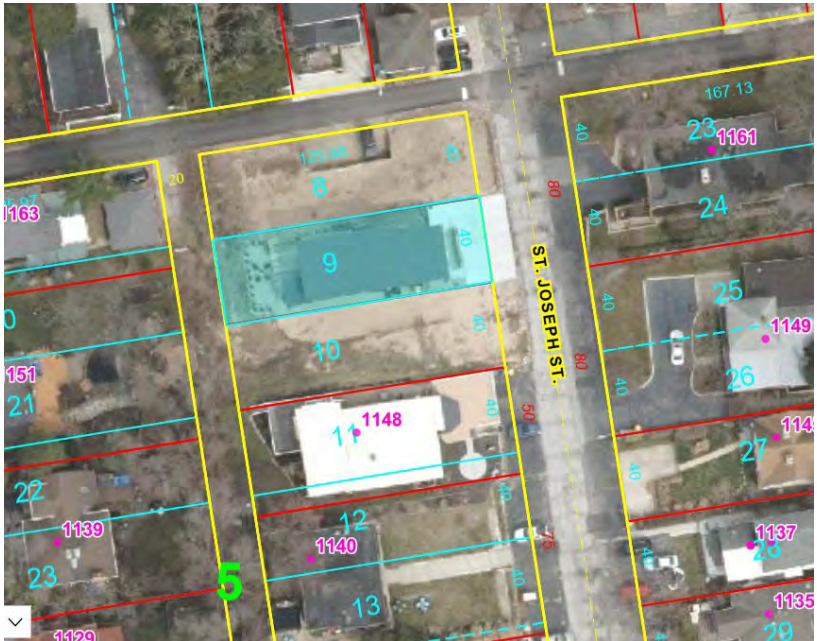
### **Safety**

The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.



# BOARD OF ZONING APPEALS

## PETITION PACKET

<b>BZA PETITION NUMBER</b>	B-2025-32
<b>PETITIONER</b>	James & Angela Smith
<b>REQUEST</b>	Special use to operate a short-term rental
<b>SITE ADDRESS</b>	1164 St. Joseph Street,
<b>PARCEL NUMBER</b>	45-05-33-104-016.000-004
<b>ZONING CLASSIFICATION</b>	R2 – Residential Single-Family
<b>COMPREHENSIVE PLAN LAND USE</b>	Neighborhood Residential – Supports traditional housing
<b>CITY COUNCIL DISTRICT</b>	District 4
<b>CURRENT ANNUAL PROPERTY TAX</b>	Current (based on Lake County records)
<b>EXISTING USE / STRUCTURES</b>	Single-Family Home
<b>PROPOSED USE</b>	Short-Term Rental
<b>VARIANCE(S) REQUESTED</b>	Special Use
<b>LOT DIMENSIONS</b>	Approximately 40ft x 12ft'
<b>MINIMUM LOT AREA REQUIRED</b>	5,0329 sq ft
<b>ADJACENT ZONING / USES</b>	R2 – Residential homes to north, east, and west
<b>PROOF OF PUBLICATION</b>	Yes
<b>HEARING DATE</b>	October 9, 2025
<b>PUBLIC INPUT RECEIVED</b>	Yes
<b>RECOMMENDATION</b>	Continu
<b>COUNCIL DECISION</b>	Pending
<b>FINAL DECISION DATE</b>	To be scheduled after Council 3rd reading
<b>GIS MAP</b>	

# BOARD OF ZONING APPEALS

## PETITION PACKET

### Special Use Permit criteria per section 123-59 (c)

1. *The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, or general welfare.*
  - a. *No. The proposed short-term rental will not be detrimental to public health or safety. The use remains residential and will operate under applicable property maintenance, fire safety, and occupancy standards enforced by the city.*
2. *The special use will not be injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted.*
  - a. *No. The property will continue to appear and function as a single-family home. It will not interfere with the use or enjoyment of neighboring properties, and it is expected to meet all city occupancy and quiet enjoyment regulations.*
3. *The establishment of the special use will not impede or substantially alter the normal and orderly development and improvement of surrounding property for uses permitted in the district.*
  - a. *No. The surrounding area is developed with similar low-density residential homes. The use will not alter or deter the neighborhood's character or development pattern.*
4. *Adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.*
  - a. *Yes. The existing home is already served by municipal utilities, access roads, and drainage infrastructure suitable for residential occupancy.*
5. *Adequate measures have been or will be taken to provide for access management, ingress and egress so designed as to minimize traffic congestion on the public roads.*
  - a. *Yes. The site is served by existing residential street access and a driveway. No new traffic impacts or congestion are expected as this use functions similarly to any residential occupancy.*
6. *The special use will be located in a district where such a use is authorized and all other requirements set forth in this chapter which are applicable to such special use will be met.*
  - a. *Yes. The R2 zoning district permits short-term rentals through Special Use approval. The property and use meet all other zoning and occupancy requirements.*
7. *The petitioner documents and presents to the commission that proposed special use provides for the implementation of sustainable growth principles and initiatives as approved by the commission.*
  - a. *Yes. The proposed use supports neighborhood stabilization by occupying a residential property, promoting reinvestment, and aligning with infill housing strategies identified in the Comprehensive Plan.*

### Recommendation

At this time, the Zoning Administrator cannot issue a final recommendation due to an incomplete petition file. The following items remain outstanding and are required for legal sufficiency and full BZA consideration:

1. Completed Findings of Fact (written responses to the seven criteria)
2. Exterior property photos (front, sides, rear)
3. Plumbing violation clearance (signed verification from City Inspector)

These items must be submitted prior to or presented at the October 9, 2025 hearing. Failure to comply may result in a recommendation to table or deny the petition.

The following conditions if you decide to make a decision; shall be attached to the Special Use Permit approval to ensure compliance with local zoning, public safety, and Indiana Code IC 36-1-20-1 et seq.:

The petitioner must obtain and maintain a valid City of Gary business license for short-term rental use.

1. *The short-term rental must conform to all dimensional, parking, and use standards of the R2 zoning district.*
2. *The STR shall operate strictly within the scope of the approved Special Use. Any change in use or expansion requires re-review.*
3. *All plumbing and property maintenance violations must be corrected and cleared by the City Inspector prior to final approval.*
4. *Occupancy is limited to two (2) persons per legal bedroom or as otherwise determined by the Building Department.*
5. *One off-street parking space per rented room or unit must be provided. No on-street guest parking may disrupt neighbors.*
6. *Quiet hours must be observed from 10:00 PM to 7:00 AM daily and communicated to guests in advance.*
7. *The property may not be used for events, parties, or large gatherings without separate approval.*
8. *A local 24/7 emergency contact (owner or property manager) must be listed with the City and neighbors.*
9. *The approval is subject to annual review and may be revoked upon multiple verified complaints or violations.*
10. *No exterior commercial signage or advertising is permitted. The property must retain a residential appearance.*

Noncompliance with any condition may result in suspension or revocation of the Special Use Permit





Eddie D. Melton  
Mayor

City of Gary  
Department of Zoning  
401 Broadway, Suite 307  
Gary, Indiana 46402

Marco Molina  
City Attorney  
219-881-1332  
zoning@gary.gov

SPECIAL USE PERMIT APPLICATION CHECKLIST:

- ☐ Application, completed, signed and notarized.
- ☒ Narrative Statement addressing the need for the request
- ☐ Findings of Fact Form
- ☒ Computer-drawn, to scale, building floor plan showing the following
  - Work spaces
  - Room walls with dimensions
  - Exit doors and fire extinguisher locations
  - Maximum capacity
  - Drawing scale
- ☒ Existing Plat or computer-drawn, to scale, site plan showing
  - North arrow
  - Drawing scale
  - Building location with dimensions to property lines
  - Property lines with dimensions
  - Site improvement locations with dimensions to property lines (including by not limited to; fence, sheds, driveways, accessory buildings)
- ☐ (For requests in residential zones) Home inspection report from a licensed inspector N/A built in 2022
- ☒ Proof of ownership or letter from owner granting permission
- ☐ Application fee

---

**(FOR CITY USE ONLY)**

Filed with City on: \_\_\_\_\_, 20\_\_\_\_

Scheduled for the Board of Zoning Appeals meeting on \_\_\_\_\_

Continuation (if any) \_\_\_\_\_

Notice of hearing published in: \_\_\_\_\_ on: \_\_\_\_\_





Eddie D. Melton  
Mayor

City of Gary  
Department of Zoning  
401 Broadway, Suite 307  
Gary, Indiana 46402

Marco Molina  
City Attorney  
219-881-1332  
zoning@gary.gov

---

DESCRIBE THE REQUESTED PETITION

Special Use Variance permit for operation of short term rental at 1164 St. Joseph Street,  
Gary, IN 46403

---

---

APPLICANT NAME James & Angela Smith

---

COMPANY OR ORGANIZATION

---

ADDRESS 8231 Lake Shore Drive

---

CITY/STATE/ZIP Gary, IN 46403

---

EMAIL jimsmith0617@mac.com

---

PHONE 317.450.3954

---

OWNER OF RECORD (IF DIFFERENT FROM APPLICANT)

---

*If the applicant is not the recorded property owner, proof of ownership and a  
notarized statement of consent from the owner of record permitting the applicant to  
file this petition must be provided.*

SUBJECT PROPERTY ADDRESS 1164 St. Joseph Street, Gary, IN 46403

---

PARCEL IDENTIFICATION NUMBER(S) 45-05-33-104-016.000-004

---

---





Eddie D. Melton  
Mayor

City of Gary  
Department of Zoning  
401 Broadway, Suite 307  
Gary, Indiana 46402

Marco Molina  
City Attorney  
219-881-1332  
zoning@gary.gov

LEGAL DESCRIPTION

LOT 9 LAKE SIDE ADD. L.10 BL.5

PRIMARY CONTACT PERSON ~~(IF DIFFERENT FROM ABOVE)~~

NAME/TITLE JAMES M. SMITH

EMAIL jmsmith0617@mac.com

PHONE 317 450 3954

**SPECIAL USE PERMIT APPLICATION FEE: \$220**

BZA #: \_\_\_\_\_

Date Filed: \_\_\_\_\_

Date 07/01/25  
Signature [Signature]  
Receipt # 484258

PAID ☐ CASH  
☒ CHECK 1239  
☐ CREDIT



Eddie D. Melton  
Mayor

City of Gary  
Department of Zoning  
401 Broadway, Suite 307  
Gary, Indiana 46402

Marco Molina  
City Attorney  
219-881-1332  
zoning@gary.gov

I, the undersigned, do hereby certify that I am the owner or have written permission from the owner to conduct the business as stated on the petition on the particular property and do hereby certify that the above statements are true and correct to the best of my knowledge.

SIGNATURE

[Signature]

ADDRESS

8231 Lake Shore Drive

CITY/STATE/ZIP

Gary IN 46403

State of Indiana)

County of Lake}

) ss:

Subscribed and sworn to before me this 1st day of July 2025.

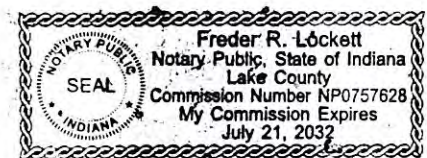
(Notary Public) Freder R. Lockett

(Seal)

Resident: Lake County

My Commission Expires:

7/21/2032



As lifelong residents of Miller, we are requesting a special use variance for short term rental at 1164 St. Joseph Street. We purchased this vacant land in 2017, and with the growth and demand for short term rentals in destination neighborhoods like Miller, were able to invest heavily in our community by building a beautiful custom-built home, completed in 2022. The Holliday House, named as an homage to Gary native Dr. Alfonso Holliday II, the original owner of the dune that The Holliday House sits atop today. A medical and cultural icon in Miller, and oldest son of the late first black Gary Fire Chief, Dr. Holliday was among the first African American medical school graduates of Indiana University-Bloomington. This is a testament to our love for the Miller Community, and our excitement for the potential of our city as a prime destination along our beautiful lakefront. We have hosted over 150 families both local to Gary, around the country and as far as Singapore, England and Germany, all of which have had glowing reviews (4.97 Stars) of not only our home, but of our beaches, neighbors, restaurants and Gary community as a whole.

Short-term rentals have become an integral part of many communities worldwide, bringing with them a range of economic, social, and cultural benefits. At the heart of their impact lies the ability to provide a sustainable, flexible alternative to traditional accommodation, offering numerous advantages not only to travelers but also to the neighborhoods they visit.

One of the most significant benefits of short-term rentals is the economic boost they bring to our local businesses. When visitors in Miller stay in short-term rentals, they often spend money on nearby restaurants, shops, cafes, and attractions. As an alternative to southwest Michigan, LaPorte and Porter County attractions and hospitality options, these guests explore the local Miller area more deeply, seeking out experiences that go beyond the typical tourist hotspots. This kind of spending helps diversify the local economy. Small business owners and family-run restaurants benefit directly from the influx of visitors who may have otherwise bypassed their businesses due to the lack of hospitality options in Gary.

Short-term rentals offer a unique opportunity for cultural exchange and community connection. Travelers who choose to stay in local homes, rather than generic hotels, often experience the community in a more intimate way. As lifelong residents of Miller and hosts, we are ambassadors of our neighborhoods and our city. We recommend local experiences, and even forge friendships with our guests, many of which are repeat visitors and become full and part time residents. This personal touch fosters a sense of connection between visitors and residents, making travel more meaningful and deepening the ties between communities.

Short-term rentals are much more than just a way for homeowners to earn extra income or for travelers to find unique places to stay. They have been instrumental in revitalizing the Miller community, support the local economy, foster cultural exchange, and promote our city as a top Midwest destination for visitors and future residents. By embracing short-term rentals and regulating them thoughtfully, communities can ensure that they maximize these benefits while minimizing potential drawbacks.

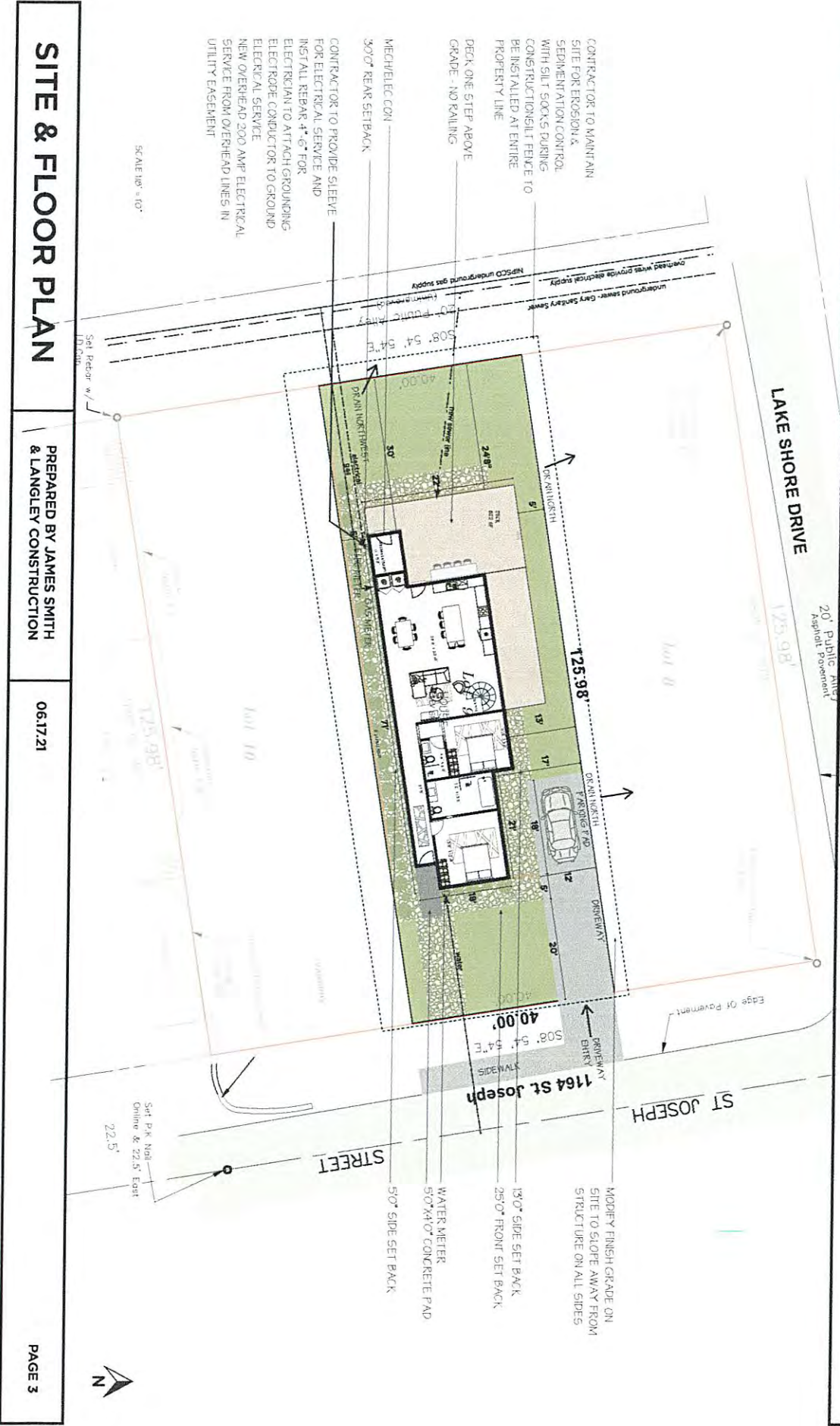


## SMITH RESIDENCE



1164 ST JOSEPH STREET   GARY, IN   46403	SMITH RESIDENCE
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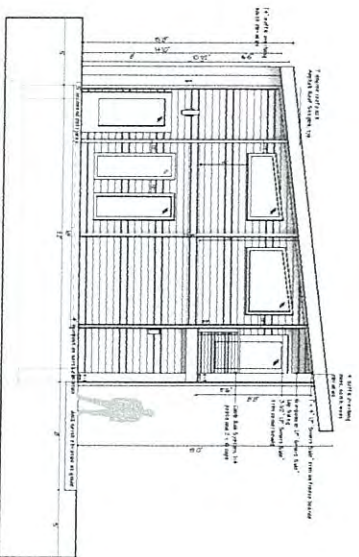
## SMITH RESIDENCE



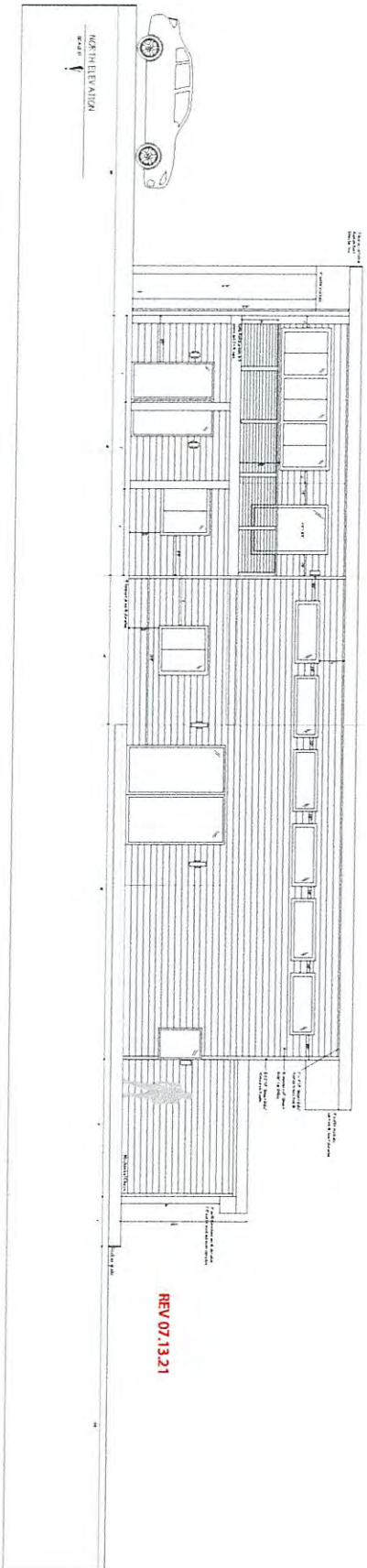


1164 ST JOSEPH STREET | GARY, IN | 46403

SMITH RESIDENCE



EAST ELEVATION  
SCALE 1/4" = 1'



NORTH ELEVATION  
SCALE 1/4" = 1'

REV 07.13.21

## ELEVATIONS

PREPARED BY JAMES SMITH  
& LANGLEY CONSTRUCTION

06.17.21 REV 08.16.21



---

**BZA 2025-32 Zoning meeting for Oct 9th**

---

**From** Stacy Newhuis <stacy@soundstack.com>

**Date** Thu 10/2/2025 2:01 PM

**To** Zoning <zoning@gary.gov>

To whom it may concern:

My name is Stacy Newhuis. I live at 8237 Lake Shore Dr.

I live across the street from Angie and Jim's beautiful short term rental.

I am in full support of their special use variance.

The construction of this home has been a great addition to the community. It's incredibly maintained, and I have witnessed guests enjoy both the beach, and businesses here in Gary.

Thanks,  
Stacy Newhuis



---

**BZA 2025-32 Oct. 9th Meeting**

---

**From** Joshstoff <joshstoff@aol.com>  
**Date** Thu 10/2/2025 4:13 PM  
**To** Zoning <zoning@gary.gov>

Dear Zoning,

I ( Joshua Stoffregen ) am writing this letter in support of Angie and Jim Smith's special use permit. The House was used to house my Mother ( Yolanda Stoffregen ) & Father ( Theodore Stoffregen ) when the connection to the Gary Main Sanitary Line was being repaired. My Father was disabled and needed access to running water for health reasons. They are longtime Gary Residents ( 30 years ) at 1137 St. Joseph Street, Gary IN.

Please use this letter as support for approving special use variance for Angie & Jim Smith's Holiday House.

Regards,  
Josh Stoffregen  
630-404-5735



# LAKE SIDE HOME INSPECTIONS

+12194062917

[lakesidehi219@gmail.com](mailto:lakesidehi219@gmail.com)

<https://www.homeinspectionsvalparaiso.com/>



## STANDARD 3 BED 2 BATH

1164 St Joseph St  
Gary, IN 46403

Jim and Angie Smith

08/08/2025



Inspector

**Joel Alderson**

Indiana and Florida Licensed Inspector

+12194062917

[lakesidehi219@gmail.com](mailto:lakesidehi219@gmail.com)

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# SUMMARY



REPAIR NEEDED



IMMEDIATE ACTION  
NEEDED

- ⊖ 2.7.1 Kitchen - Appliances: Dishwasher Drain Line
- ⚠ 10.5.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: Hot Water Tank TPR Extension Wrong Material
- ⊖ 15.2.1 Roof - Roof Drainage Systems: Downspouts Drain Near House

# 1: INSPECTION DETAILS

## Information

**Main Entrance Faces**

East

**In Attendance**

None

**Style**

2 Story

**State of Occupancy**

Furnished, Vacant

**Recent Rain**

No

**Approximate Age**

1950 - Present

**Weather Conditions**

Clear

**Ground Cover**

Dry

2: KITCHEN

Information

Cabinets: Cabinets  
Satisfactory

Plumbing: Drainage  
Satisfactory

Walls & Ceiling: Windows  
Satisfactory



Floor: Type  
Concrete

Appliances: Exhaust Fan  
Operable

Appliances: Range  
Operable

Appliances: Dishwasher  
Operable

Appliances: Microwave  
Operable

Appliances: Refrigerator  
Operable

Appliances: Disposal  
Operable

Appliances: Oven  
Operable

Appliances: Trash Compactor  
N/A. Not tested

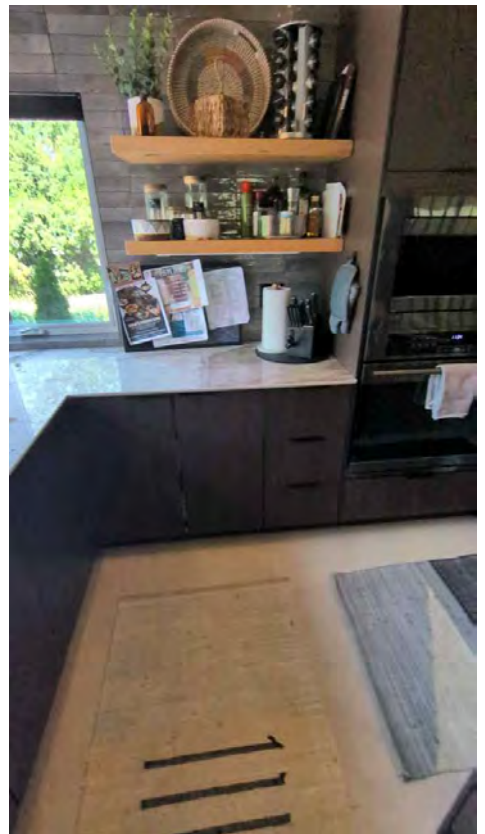
### **Appliances: GFCI**

Satisfactory



### **Countertops: Overview**

Satisfactory





## Plumbing: Sink

Satisfactory



## Observations

### 2.7.1 Appliances

#### **DISHWASHER DRAIN LINE**

Dishwasher drain line is not looped properly. Recommend a licensed plumber evaluate and repair.

#### Recommendation

Contact a qualified plumbing contractor.



Repair Needed





### 3: LAUNDRY ROOM

#### Information

**Laundry sink**  
Yes

**Faucet leaks**  
No

**Pipes leak**  
No



**Cross connections**  
NO

**Heat source present**  
Yes

**Room vented**  
Yes



**Dryer vented**  
Wall

**Electrical**  
Satisfactory, Missing GFCI

**GFCI present**  
NO, Recommend GFCI

**Appliances**  
Washer, Dryer

**Gas shut-off valve**  
Yes

**Limitations**

General

**MISSING GFCI**

Laundry room was not equipped with a proper GFCI receptacle.  
Recommend a licensed plumber evaluate and repair.



# 4: BATHROOM 1

## Information

**General: Drainage**  
Satisfactory

**General: Whirlpool**  
None

**General: Moisture stains present**  
No

**General: Shower/Tub area**  
Satisfactory

**General: Showers**  
Yes

**General: Sinks**  
Satisfactory



**General: Toilet**  
Satisfactory



**General: Water flow**  
Satisfactory

**General: Whirlpool**  
None

**General: Doors**  
Satisfactory

**General: Window**  
Satisfactory

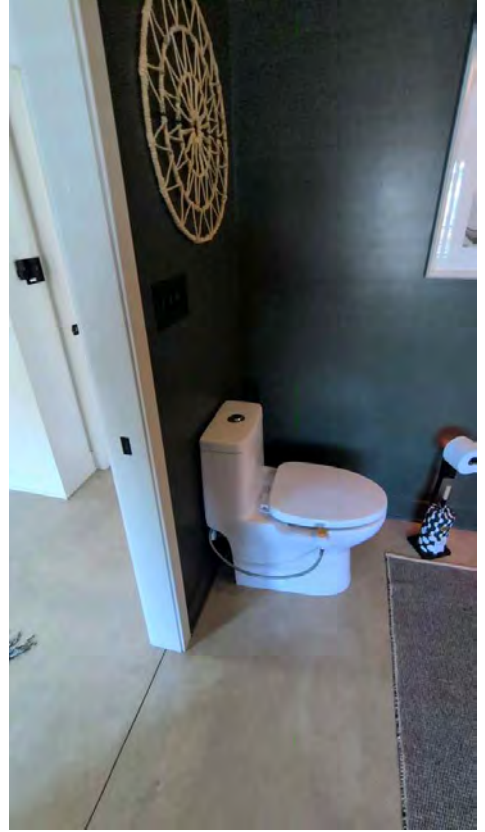
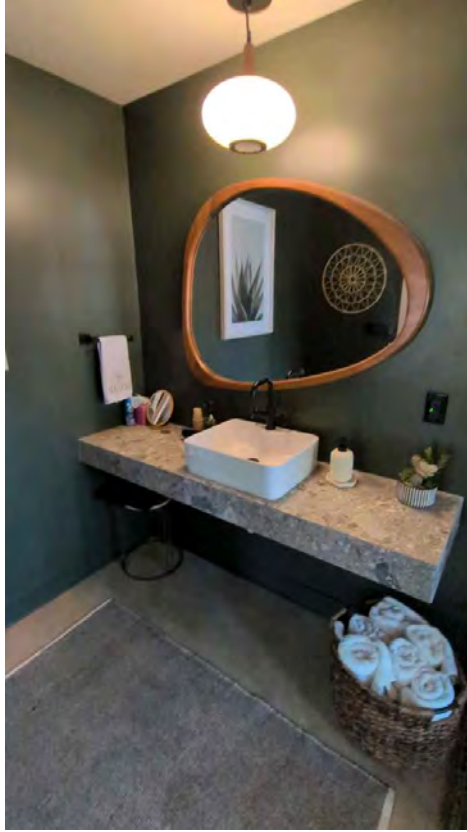
**General: Receptacles present**  
Satisfactory

**General: GFCI**  
Satisfactory



**General: Location**

Master



# 5: BATHROOM 2

## Information

**Drainage**

Satisfactory

**Shower/Tub area**

Satisfactory

**Water flow**

Satisfactory

**Window**

None

**Moisture stains present**

No

**Sinks**

Satisfactory

**Whirlpool**

None

**Receptacles present**

Satisfactory

**Showers**

Yes

**Toilet**

Satisfactory

**Doors**

Satisfactory

**GFCI**

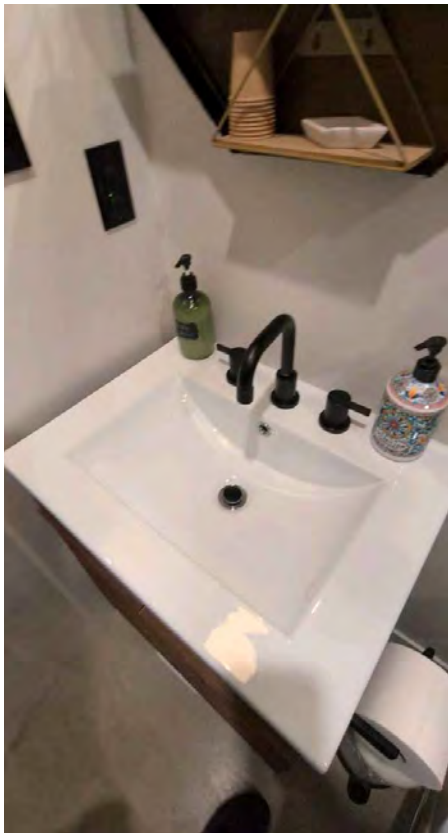
Satisfactory





**Location**

First floor bathroom





# 6: BATHROOM 3

## Information

**Drainage**

Satisfactory

**Whirlpool**

None

**Toilet**

Satisfactory

**Window**

None

**Moisture stains present**

No

**Shower/Tub area**

Satisfactory

**Water flow**

Satisfactory

**Receptacles present**

Satisfactory

**Showers**

Yes

**Sinks**

Satisfactory

**Doors**

Satisfactory

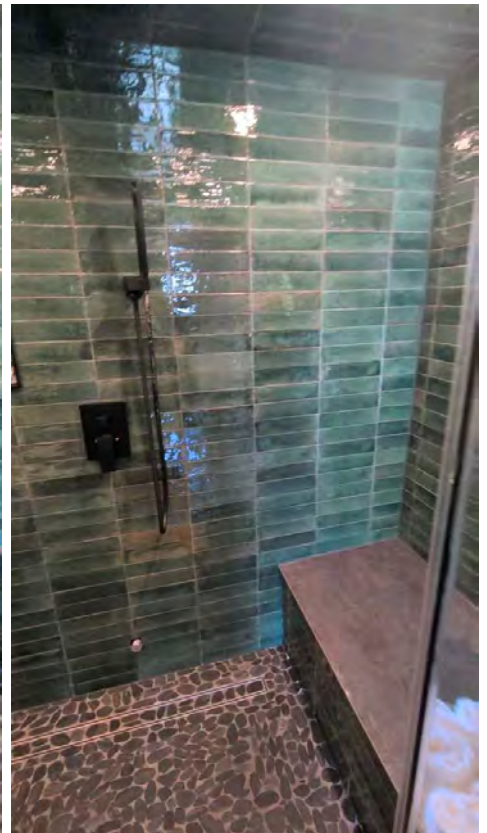
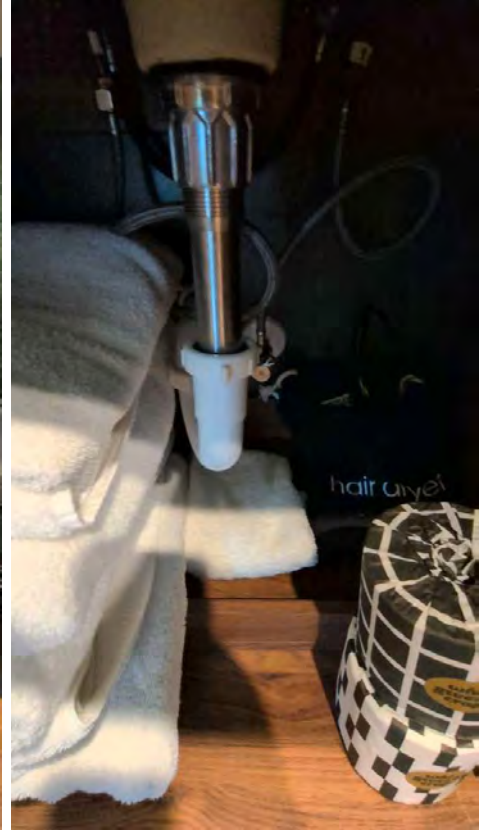
**GFCI**

Satisfactory



**Location**

2nd floor hall



# 7: BEDROOM 1

## Information

<b>Doors: Condition</b> Satisfactory	<b>Windows: Window Type</b> Crank Out	<b>Windows: Window Manufacturer</b> Unknown
<b>Windows: Condition</b> Satisfactory	<b>Floors: Floor Coverings</b> Concrete	<b>Walls: Wall Material</b> Gypsum Board
<b>Ceilings: Ceiling Material</b> Gypsum Board	<b>Lighting Fixtures, Switches &amp; Receptacles: Condition</b> Satisfactory	



General: Overview



# 8: BEDROOM 2

## Information

<b>Doors: Condition</b> Satisfactory	<b>Windows: Window Type</b> Sliders	<b>Windows: Window Manufacturer</b> Unknown
<b>Windows: Condition</b> Satisfactory	<b>Floors: Floor Coverings</b> Concrete	<b>Walls: Wall Material</b> Gypsum Board
<b>Ceilings: Ceiling Material</b> Gypsum Board	<b>Lighting Fixtures, Switches &amp; Receptacles: Condition</b> Satisfactory	

### General: Overview



# 9: BEDROOM 3

## Information

<b>Doors: Condition</b> Satisfactory	<b>Windows: Window Type</b> Sliders	<b>Windows: Window Manufacturer</b> Unknown
<b>Windows: Condition</b> Satisfactory	<b>Floors: Floor Coverings</b> Engineered Wood	<b>Walls: Wall Material</b> Gypsum Board
<b>Ceilings: Ceiling Material</b> Gypsum Board	<b>Lighting Fixtures, Switches &amp; Receptacles: Condition</b> Satisfactory	


### General: Overview





10: PLUMBING

Information

<b>General: Filters</b> None	<b>General: Water Source</b> Public	<b>Main Water Shut-off Device:</b> <b>Location</b> Utility Closet
		
<b>Drain, Waste, &amp; Vent Systems:</b> <b>Drain Size</b> 3", 1 1/2"	<b>Drain, Waste, &amp; Vent Systems:</b> <b>Material</b> PVC	<b>Drain, Waste, &amp; Vent Systems:</b> <b>Ejector Pump</b> None
<b>Water Supply, Distribution Systems &amp; Fixtures: Distribution Material</b> Pex	<b>Water Supply, Distribution Systems &amp; Fixtures: Water Supply Material</b> Copper, Pex	<b>Hot Water Systems, Controls, Flues &amp; Vents: Capacity</b> - gallons
<b>Hot Water Systems, Controls, Flues &amp; Vents: Location</b> Utility closet	<b>Hot Water Systems, Controls, Flues &amp; Vents: Power Source/Type</b> Gas	



## Hot Water Systems, Controls, Flues & Vents: Manufactured Date 2020



## Fuel Storage & Distribution Systems: Main Gas Shut-off Location

Gas Meter

## Hot Water Systems, Controls, Flues & Vents: Manufacturer Navien

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

## Observations

### 10.5.1 Hot Water Systems, Controls, Flues & Vents

#### **HOT WATER TANK TPR EXTENSION WRONG MATERIAL**

 **Immediate Action Needed**

Hot water tank temperature pressure relief valve extension is made of the wrong material. Recommend repair.

#### Recommendation

Contact a qualified plumbing contractor.



# 11: HEATING

## Information

<b>Equipment: Brand</b> American Standard	<b>Equipment: Energy Source</b> Gas	<b>Equipment: Heat Type</b> Forced Air
<b>Equipment: Manufactured Date</b> 2021	<b>Distribution Systems: Ductwork</b> Non-insulated	

General: Overview



# 12: ELECTRICAL

## Information

**Service Entrance Conductors:  
Electrical Service Conductors**  
Below Ground

**Main & Subpanels, Service &  
Grounding, Main Overcurrent  
Device: Panel Type**  
Circuit Breaker

**Branch Wiring Circuits, Breakers  
& Fuses: Wiring Method**  
Romex

**Main & Subpanels, Service &  
Grounding, Main Overcurrent  
Device: Panel Capacity**  
200 AMP, Copper

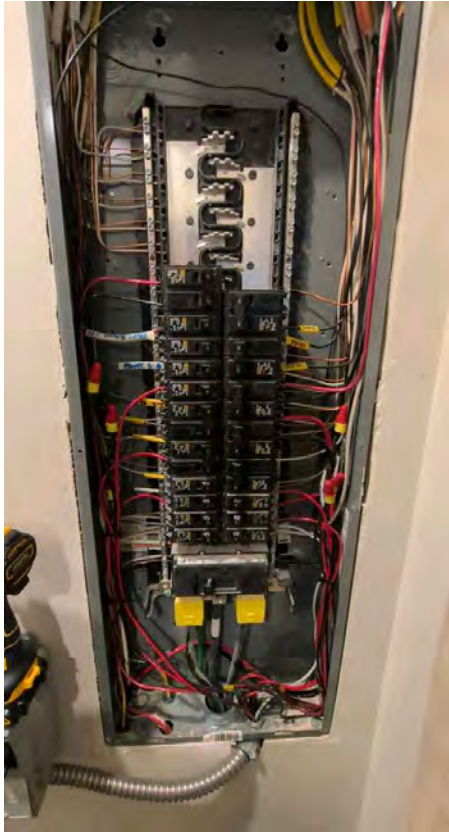
**Main & Subpanels, Service &  
Grounding, Main Overcurrent  
Device: Sub Panel Location**  
None

**Main & Subpanels, Service &  
Grounding, Main Overcurrent  
Device: Panel Manufacturer**  
Square D

**Branch Wiring Circuits, Breakers  
& Fuses: Branch Wire 15 and 20  
AMP**  
Copper



## Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location Utility Room





13: COOLING

Information

Cooling Equipment: Energy Source/Type  
Electric

Distribution System: Configuration  
Central

Cooling Equipment: Brand  
American Standard

Cooling Equipment: Location  
Exterior South

Cooling Equipment: Manufactured Date  
2021





# 14: LIVING ROOM

## Information

<b>Windows: Window Type</b> Sliders	<b>Windows: Window Manufacturer</b> Unknown	<b>Windows: Condition</b> Satisfactory
<b>Floors: Floor Coverings</b> Concrete	<b>Walls: Wall Material</b> Gypsum Board	<b>Ceilings: Ceiling Material</b> Gypsum Board
<b>General: Overview</b>		



15: ROOF

Information

<b>Inspection Method</b> Ground	<b>Roof Type/Style</b> Shed	<b>Estimated Age</b> 1-5
<b>Condition</b> None	<b>Coverings: Material</b> Metal	<b>Roof Drainage Systems: Gutter Material</b> Aluminum
<b>Flashings: Material</b> Aluminum	<b>Vents: Type</b> None	<b>Vents: Condition</b> Satisfactory

Observations

15.2.1 Roof Drainage Systems

 Repair Needed

**DOWNSPOUTS DRAIN NEAR HOUSE**

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a qualified roofing professional.



# 16: EXTERIOR

## Information

### Inspection Method

Visual

### Foundation: Material

Concrete, Slab on Grade

### Siding, Flashing & Trim: Siding Material

Fiber Cement

### Siding, Flashing & Trim: Siding Style

Batten

### Exterior Doors: Exterior Entry Door

Vinal, Sliding

### Walkways, Patios & Driveways: Patio Material, Sidewalk, Driveway

Sand, Satisfactory, Pavers

### Decks, Balconies, Porches & Steps: Material

Wood

### Decks, Balconies, Porches & Steps: Condition

Marginal

### Eaves, Soffits & Fascia: Soffits

Wood

### Eaves, Soffits & Fascia: Fascia

Aluminum

### Vegetation, Grading, Drainage & Retaining Walls: Grading

Satisfactory

### Electrical : Condition

Satisfactory

### Hose Spigot : Type

Anti Siphon, Operable

### Exterior GFCI: Exterior Receptacle

Satisfactory



## Decks, Balconies, Porches & Steps: Appurtenance

### Deck, Balcony



# STANDARDS OF PRACTICE

## Inspection Details

### Kitchen

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

### Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

### Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

### Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall

describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

### Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

### Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

### Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.





## SMITH RESIDENCE



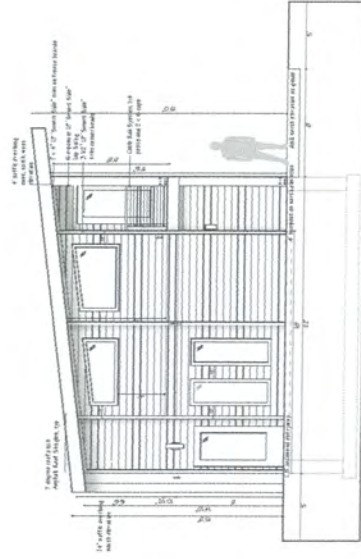
## SITE & FLOOR PLAN

PREPARED BY JAMES SMITH  
& LANGLEY CONSTRUCTION

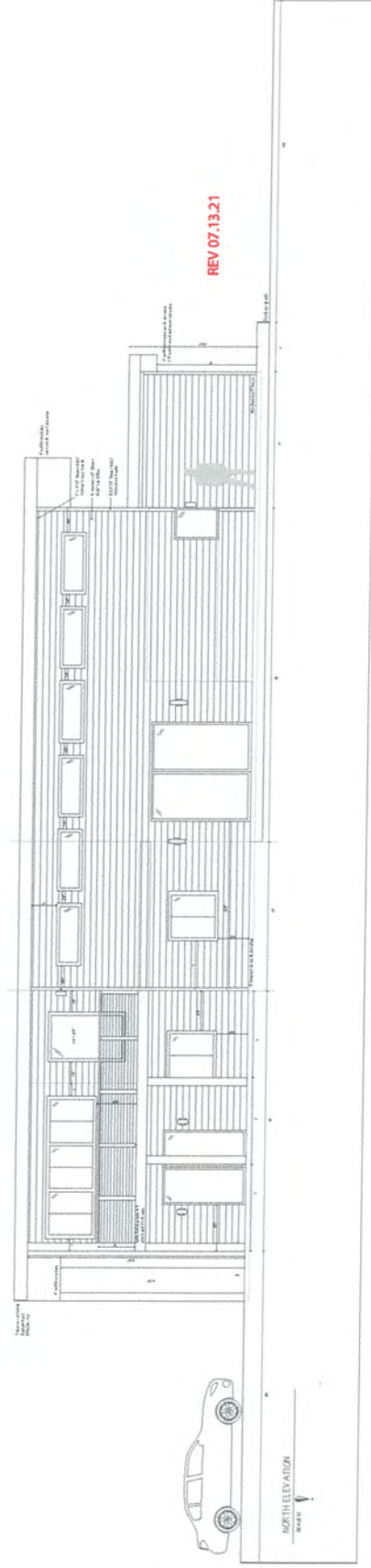
06.17.21

1164 ST JOSEPH STREET | GARY, IN | 46403

SMITH RESIDENCE



EAST ELEVATION  
SCALE 1/4" = 1'



REV 07.13.21

ELEVATIONS

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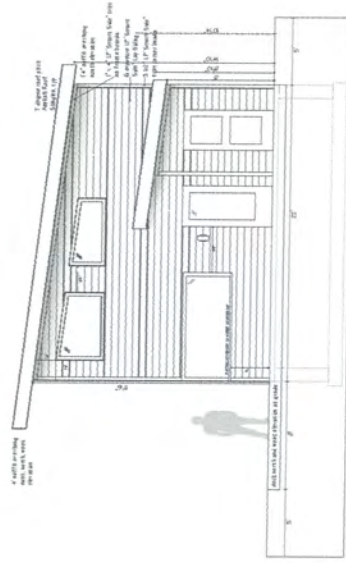
06.17.21 REV 08.16.21

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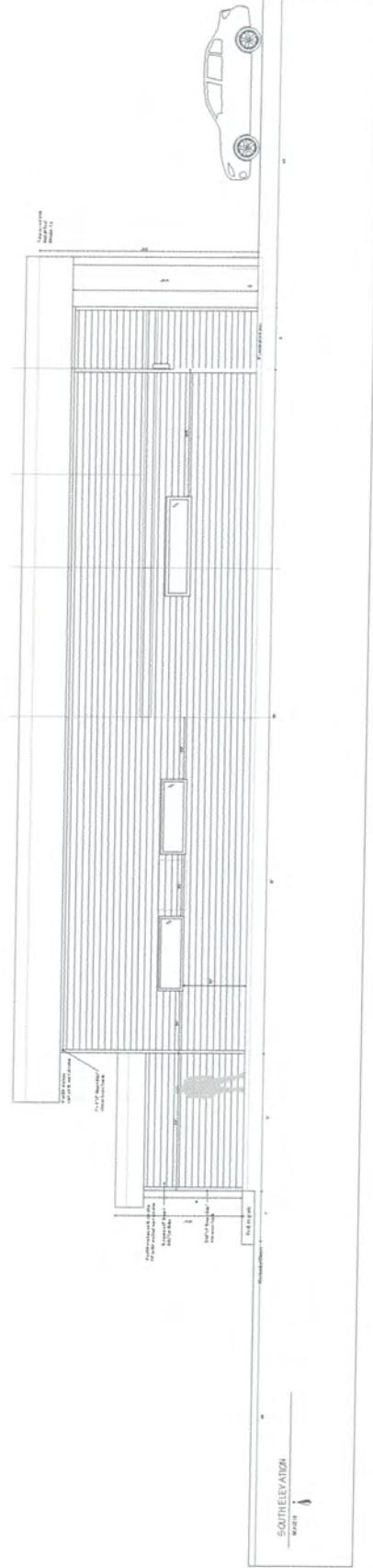


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SMITH RESIDENCE



WEST ELEVATION  
SCALE 1/4" = 1'



ELEVATIONS

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