

Eddie D. Melton
Mayor



Marco Molina
City Attorney

CITY OF GARY BOARD OF ZONING APPEALS PUBLIC MEETING

Thursday, February 12, 2026 @ 11:00 AM

LOCATION: Hudson Campbell, 1st floor board room, 455 Massachusetts St, Gary, IN
Live viewing of the meeting can be seen here: www.youtube.com/@GaryTV

AGENDA

1. Meeting called to order
2. Roll call
 - DARA RODGERS, Mayoral Appointee (01/01/26 -12/31/27)
 - BILLY MADGETT, Mayoral Appointee (01/01/26 -12/31/27)
 - LEBARRON BURTON, Mayoral Appointee (01/01/26 -12/31/27)
 - TOM CERA, Plan Commission Appointee (01/01/25 -12/31/27)
 - DAVID FOSSET, Council Appointee (01/01/25 -12/31/27)
3. Board Elections
4. Board Training
5. Presentation of Appreciation
6. Approval of minutes
7. Old Business
8. New Business/ Public Hearings

BZA 2026-01	Special Use to Petition to operate an Adult Home Care
Petitioner	Tia Thompson; T.N.T. Adult Family Care Home LLC
Address	2255 Jennings Street
9. Other Business
10. Directors' Comments

ADJOURNMENT

Eddie D. Melton
Mayor

Marco Molina
City Attorney



CITY OF GARY BOARD OF ZONING APPEALS

Thursday, December 11, 2025 @ 11:00 AM

Conference Room, Hudson & Campbell Sports Center,
455 Massachusetts St., 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 defer the October minutes: Tom Cera
Second by: Rev. Chester Jones

Motion to approve November minutes with amendments passed w/ a 4-0 vote

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

NEW BUSINESS

 BZA 2025-35 – Special Use (Short-Term Rental)
8720 Oak Avenue

- Staff's overview: The petitioner is requesting a special use variance to operate a home daycare. She has completed the public notice. Several remonstrations were received from the following: Jason Walter, 8717 Pine Ave.; Nancy Cohen, 8641 Pine Ave.; Tanice Foltz, 8608 Oak Ave.; Elizabeth Lipschutz and Samuel Pillsbury, 8733 Pine Ave.; Kimberly Patterson, 8626 Oak Ave.; and Terry Prewitt, 8620 Oak Ave. A city building inspector identified a safety hazard with the location electrical system. **Staff recommendation is unfavorable.**
- Petitioner, Elaine & Jordan Purdue: Jordan Purdue explained that his family has been visiting the Miller Beach area for over a decade and recently

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purchased the property at 8720 Oak Avenue. Their intention is to use the home primarily for family purposes while operating it as a short-term rental to help offset purchase costs. He emphasized their respect for the community and commitment to maintaining the property to high standards.

Purdue detailed several improvements already made, including updating the exterior and interior, installing smoke and carbon monoxide detectors on every level, and addressing plumbing issues. He acknowledged that the electrical panel was outdated but stated that replacement by a licensed contractor is scheduled. Additionally, security cameras have been installed around the property to monitor activity and ensure compliance with house rules.

To address concerns raised by neighbors, Purdue outlined a plan to minimize disruptions. This includes implementing a minimum night stay policy to discourage one-night party rentals, hiring a local property manager for quick response within 10–15 minutes, and providing adequate parking. He noted that the property can accommodate three vehicles without blocking alley traffic and that stairs leading from Oak Avenue have been repaired to reduce reliance on the alley for access.

Finally, Purdue assured the board that short-term rental operations would not begin until summer, after all repairs and code compliance are complete. He reiterated his family's love for the area and their desire to be good neighbors while responsibly managing the property.

- **Public Comment:** Houston Thomas, 1111 Pyramid Dr., opposed the petition due concerns for congestion to the alleyway.
- **Staff recommendations:** (1) All structural, electrical, mechanical, and plumbing deficiencies identified in the inspection must be corrected by licensed professionals, with permits and fees paid, before operation begins. (2) Smoke and carbon monoxide detectors must be installed on every level of the home. (3) A parking and operations management plan must be submitted to the Planning Department. (4) Occupancy limited to a maximum of six guests at any time. (5) A local responsible agent must be available 24/7 and able to respond within 30 minutes. (6) Annual inspections and renewals required. (7) Permit may be revoked after two verified nuisance complaints. (8) No expansion of use or change in rental configuration without additional BZA approval.
- **Questions from the Board:** Commissioner Hawkins inquired into who completed the projects for the corrections. Who would manage the

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camera system? Dr. Martin questioned whether the foundation of the stairs would be corrected.

Motion to unfavorably recommend BZA 2025-35: Tom Cera
Second by: Rev. Chester Jones

Motion of unfavorable recommendation 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

Director's Comments

 **Zoning Unified Development Ordinance (UDO)**

The Planning and Zoning staff announced that the new Unified Development Ordinance (UDO) for the City of Gary will be presented to the Plan Commission next week and then forwarded to the City Council for consideration. They encouraged board members, the public, and stakeholders to review the document and submit any feedback—whether positive, negative, or suggestions for additions or corrections—to the Planning or Zoning Department. Staff emphasized that the UDO represents a significant and positive change for the city and wants broad input to ensure the best outcome moving forward.

ADJOURNMENT



CITY OF GARY BOARD OF ZONING AND APPEALS

Petition Packet

BZA PETITION NUMBER	BZA-2026-01
PETITIONER	Tia Thompson
REQUEST	Petitioner requests a Special Use Variance to operate a 24-hour adult home care facility.
SITE ADDRESS	2255 Jennings St, Gary, IN 46406
PARCEL NUMBER	45-08-18-230-007.000-004
ZONING CLASSIFICATION	R2, Single-Family Family
COMPREHENSIVE PLAN LAND USE	Residential (Low-Density / Neighborhood Residential)
CITY COUNCIL DISTRICT	4 th District
CURRENT ANNUAL PROPERTY TAX	Current
EXISTING USE / STRUCTURES	Single-Family Dwelling
PROPOSED USE	24-hour adult home care
VARIANCE(S) REQUESTED	Special Use Variance
LOT DIMENSIONS	50 x 125.54
MINIMUM LOT AREA REQUIRED	50 linear sq ft
ADJACENT ZONING / USES	R2
PROOF OF PUBLICATION	Completed
HEARING DATE	February 12, 2026
PUBLIC INPUT RECEIVED	0
RECOMMENDATION	Unfavorable without prejudice
COUNCIL DECISION	
FINAL DECISION DATE	
GIS MAP	



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.

Finding: Not met

The petitioner describes the use as a "24-hour day care," however zoning staff finds that a day care use, by definition, does not involve overnight occupancy. The proposed operation functions as a live-in elderly care facility, involving overnight residency and continuous occupancy.

A 24-hour day care use is not recognized or permitted within residential zoning districts. Approving a misclassified use presents regulatory and enforcement concerns related to life-safety standards, emergency access, staffing, and residential density. As proposed, the use could adversely affect public health and safety due to the lack of clarity and compliance with applicable zoning and licensing standards.

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.

Finding: Not met

While the property is in a residential neighborhood, the proposed live-in care facility introduces a higher-intensity residential/institutional use than what is typically permitted in the district. Continuous occupancy, staffing shifts, visitor traffic, and service activity associated with an overnight care facility may negatively affect the quiet enjoyment of nearby residential properties.

Because the use is not accurately identified or regulated under the correct zoning classification, staff cannot determine that it will not be injurious to surrounding properties.

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.

Finding: Not met

The proposed use does not align with the established pattern of development in the surrounding residential neighborhood. Introducing a live-in care facility under the mischaracterization of a day care use may set a precedent inconsistent with the orderly development of residential properties. Approval of non-recognized use could undermine zoning consistency and long-term neighborhood stability.

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

Finding: Undetermined / Not adequately demonstrated

While basic utilities may exist, the petitioner has not demonstrated compliance with additional infrastructure, fire safety, accessibility, and operational requirements typically associated with live-in elderly care facilities. Without a properly classified use, staff cannot verify adequacy of facilities or compliance with applicable codes.

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

Finding: Not met

A live-in elderly care facility requires staff coverage, shift changes, service providers, and potential emergency access on a 24-hour basis. The application does not adequately address traffic management, parking demand, or access impacts associated with continuous operation. As such, staff cannot find that adequate measures have been taken to minimize traffic impacts on public roads.

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.

Finding: Not met

A 24-hour day care use is not authorized within the residential zoning district. Additionally, the proposed operation constitutes a live-in elderly care facility, which is a separate and distinct land use requiring specific zoning authorization.

The application does not meet the requirement that the special use be located in a district where such use is authorized.

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.

Finding: Not met

The petitioner has not demonstrated how the proposed use, as currently defined, advances sustainable growth principles or aligns with adopted planning policies. The lack of clarity between day care use and a live-in care facility prevents meaningful evaluation of long-term neighborhood compatibility and sustainability



Eddie D. Melton City of Gary
Mayor Department of Zoning
 401 Broadway, Suite 307
 Gary, Indiana 46402 Marco Molina
 City Attorney
 219-881-1332
 zoning@gary.gov

DESCRIBE THE REQUESTED PETITION T.N.T Adult Family Care Home LLC ia a small

residential home that provides daily support for elderly adults and adults with disabilities.

The home will serve up to 4 residents with 24 hour staffing, home cooked meals, laundry and
social interactions. All staff will require background checks and safety training.

APPLICANT NAME Tia Thompson

COMPANY OR ORGANIZATION T.N.T Adult Family Care Home LLC

ADDRESS 2255 Jennings Street

CITY/STATE/ZIP Gary, Indiana 46404

EMAIL tntafli2255@gmail.com

PHONE (219)201-7505

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

2255 Jennings Street Gary, Indiana 46404

PARCEL IDENTIFICATION NUMBER(S)

45-08-18-230-007.000-004



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 2255 Jennings Street is a 3 bedroom, 2 bathroom ranch home
that is 1,920 square feet. The home was built in 1968 and sits on a 6,316 square feet lot.
There is central air and heating with new units installed in 2023.

PRIMARY CONTACT PERSON (IF DIFFERENT FROM ABOVE)

NAME/TITLE _____

EMAIL _____

PHONE _____

SPECIAL USE PERMIT APPLICATION FEE: \$220

BZA #: _____

Date Filed: _____

Tia Thompson-Lucas

Date 12/10/25
Receipt # 493418
Initials JB

PAID CASH
 CHECK
 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 Aja Thompson-Lucas
ADDRESS 2279 Jennings Street
CITY/STATE/ZIP Gary, Indiana 46404

State of Indiana)

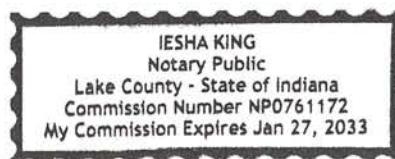
County of Lake}

) ss:

Subscribed and sworn to before me this 10th day of December 2025.
(Notary Public) A. S. (Seal)

Resident: Lake County

My Commission Expires: _____





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 but 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

(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: _____

The home at 2255 Jennings Street Gary, Indiana 46404 has a single-level main floor of 960 sq ft and a finished basement of 905 square feet, for a total of 1,865 square feet of living area. The main floor includes a kitchen, living room, 3 bedrooms, and two bathrooms, with additional rooms like a bonus room, patio, and deck. The basement contains. And an additional 905 square feet with a separate entrance, sump pump, and is also fully finished.

Main level (60 square feet)

- Rooms: kitchen, living room, 3 bedrooms, 2 bathrooms (14, one, three quarter), and a bonus room.
- Living room: The largest room on the main floor, measuring 252 square feet.
- Kitchen: measures 110 square feet.
- Bedrooms: One primary bedroom, second bedroom, and a third bedroom.
- Bathrooms: One full bath, 1 three quarter bath.
- Other: Bonus room, patio and deck.

Basement. (905 square feet)

- finish area: 905 square feet of finished space.
- Features: Interior entry, sump pump, and is fully finished.

Exterior

- Lot size: 6,316 square feet lot with 50 feet of frontage.
- Parking: Carport.
- Features: Fenced Yard, deck, patio and shed.



Property Details Report

Subject Property Location

Property Address	2255 JENNINGS ST	Report Date: 10/18/2022
City, State & Zip	GARY, IN 46404-2959	Order ID: R97629728
County	LAKE COUNTY	
Mailing Address	2255 JENNINGS ST, GARY, IN 46404-2959	Property Use
Census Tract	0111.00	Parcel Number
Thomas Bros Pg-Grid		Latitude
		Longitude

Legal Description Details Lot Number: 35,36 District: 0001 City, Municipality, Township: CALUMET TOWNSHIP Subdivision Name: SECURITY REALTY COMPANYS 1ST ADDITION Brief Description: SECURITY REALTY CO'S. 1ST ADD. ALL LOTS 35 & 36 BL.3 Recorder's Map Ref: MP J47-031

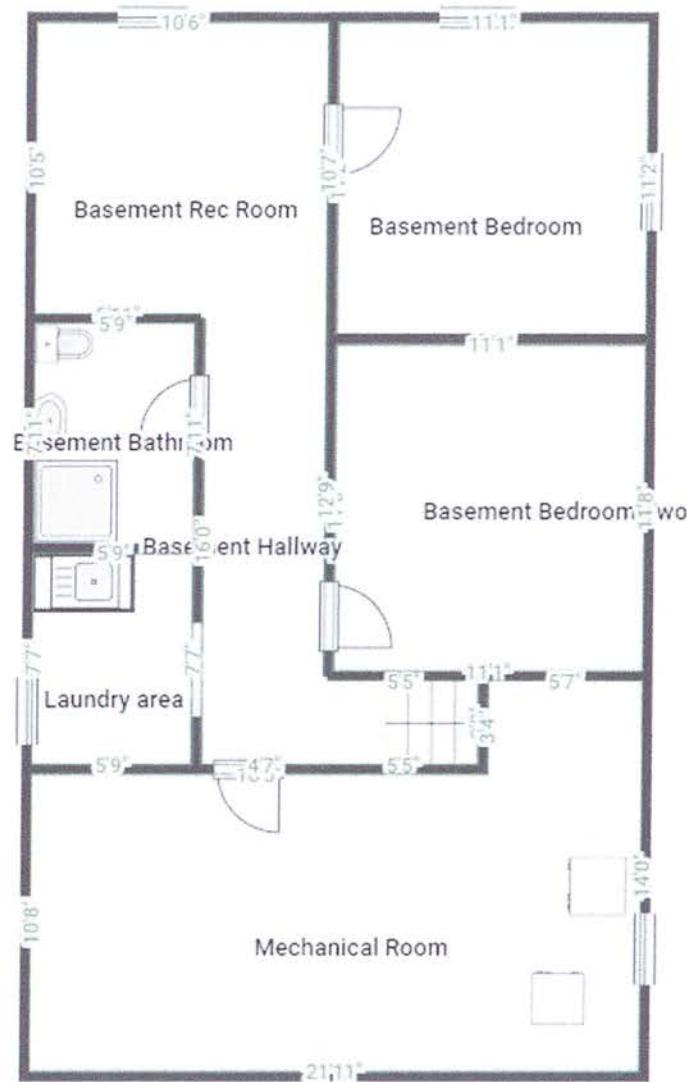
Current Ownership Information		*Source of Ownership data: Recorder Information	
Primary Owner Name(s)	THOMPSON, TIA N	Sale Price*	
Vesting		*Estimated	
		Sale Date	
		Recording Date	09/06/2022
		Recorder Doc #	2022-535985
		Book/Page	

Latest Full Sale Information		Sale Price*	
Primary Owner Name(s)	THOMPSON, TIA N	*Estimated	
Vesting		Sale Date	08/29/2022
Financing Details at Time of Purchase		Recording Date	09/06/2022
1	Loan Amount	\$132,999	Recorder Doc #
	Loan Type	Conventional	2022-535985
		Book/Page	

Property Characteristics					
	Bedrooms	2	Year Built	1968	Living Area (SF)
	Bathrooms/Partial	1	Garage/No. of Cars	Carport/1	Price (\$/SF)
	Total Rooms	2	Stories/Floors	1 Story w/ Basement	Lot Size (SF/AC)
	Construction Type	Wood	No. of Units		6,316/.14
	Exterior Walls		No. of Buildings		Fireplace
	Roof Material/Type	Asphalt	Basement Type/Area	Full Basement	Pool
	Foundation Type		Style		Heat Type
	Property Type	Residential	View		A/C
	Land Use	Single Family Residential			Central
					Elevator
					Zoning

Assessment & Taxes				
	Assessment Year	2021	Tax Year	2020
	Total Assessed Value	\$88,300	Tax Amount	\$7,973.96
	Land Value	\$8,600	Tax Account ID	001-25-47-0031-0035
	Improvement Value	\$79,700	Tax Status	
	Improvement Ratio	90.26%	Delinquent Tax Year	
	Total Value	\$88,300	Market Improvement Value	\$79,700
	Market Land Value	\$8,600	Market Value Year	2021

2255 Jennings Street Gary IN 46404: B1



Disclaimer: the floor plan is for illustrative purposes only. The measurements contained therein are an approximation and may not be exact. While we do not doubt the floor plan's accuracy to within +/- 5%, we make no guarantee or representation and grant no warranty, express or implied, regarding the floor plan or its accuracy or completeness.

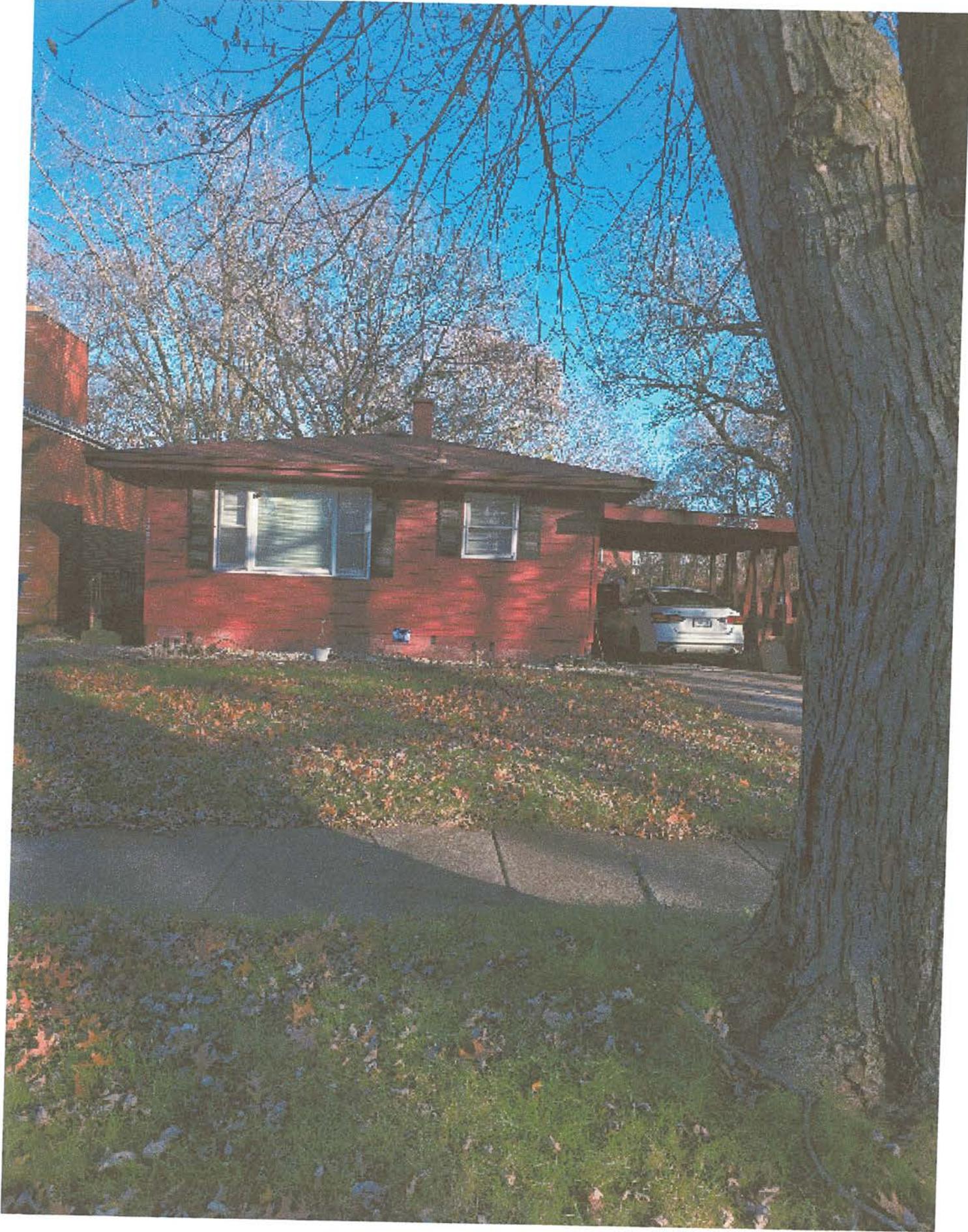
You or your advisors must conduct an independent investigation of the property to confirm the accuracy and completeness of the floor plan and to determine if the property is suitable for your space requirements.

2255 Jennings Street Gary IN 46404: 1st floor



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SURVEYOR LOCATION REPORT

THIS REPORT IS DESIGNED FOR USE BY A TITLE INSURANCE COMPANY WITH RESIDENTIAL LOAN POLICIES. NO CORNER MARKERS WERE SET AND THE LOCATION DATA HEREIN IS BASED ON LIMITED ACCURACY MEASUREMENTS. THEREFORE, NO LIABILITY WILL BE ASSUMED FOR ANY USE OF THE DATA FOR CONSTRUCTION OF NEW IMPROVEMENTS OR FENCES.



PROPERTY ADDRESS
2255 JENNINGS, GARY, IN

PROPERTY DESCRIPTION

LOT THIRTY FIVE[35] AND THIRTY SIX[36], BLOCK THREE[3], SECURITY REALTY COMPANY'S FIRST ADDITION TO GARY, AS PER PLAT THEREOF, AS RECORDED IN PLAT 09, PAGE 30, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY IN.

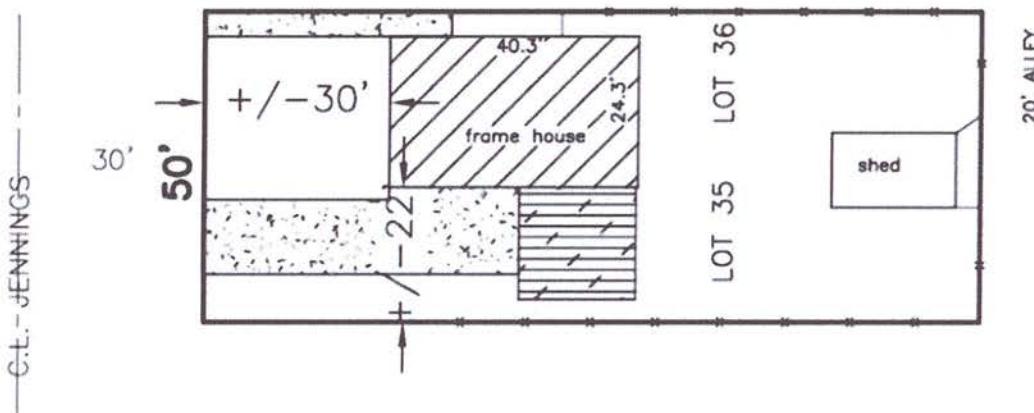
1" = 30'

NOTE: NOT ALL UTILITIES SHOWN HERE ON.

R. = RECORD
CAL. = CALCULATED
RAD. = RADIUS

NOT VALID UNLESS EMBOSSED.

125.5°



PROFESSIONAL LAND SURVEYING, PC.
7348 TAYLOR STREET, SCHERERVILLE, IN 46375
(219) 730-8623 rwdplspc@yahoo.com

NOTE:

FENCES SHOWN ARE APPROXIMATE. THIS DEPICTION OF FENCE LINES OR OTHER IMPROVEMENTS SHOWN DOES NOT CONSTITUTE AN OPINION ON THE PART OF THE SURVEYOR AS TO THEIR OWNERSHIP OR VALIDITY OF ANY CLAIMS BASED ON LOCATION.

A BOUNDARY SURVEY WOULD BE RECOMMENDED TO DETERMINE THESE POSITIONS MORE ACCURATELY THAN ± FEET DIMENSIONS.

TITLE CO.:

I HEREBY CERTIFY TO THE PARTIES NAMED ABOVE THAT THE REAL ESTATE DESCRIBED HEREIN WAS INSPECTED UNDER MY SUPERVISION ON THE DATE INDICATED AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS REPORT CONFORMS WITH THE REQUIREMENTS CONTAINED IN SECTIONS 27 THROUGH 29 OF 865 IAC 1-1-12 (SIC., 865 IAC 1-12) FOR A SURVEYOR LOCATION REPORT. THE ACCURACY OF ANY FLOOD HAZARD STATEMENT SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP.

DATE: 09/12/2022

RUSSELL WAID DILLON LS 29500005

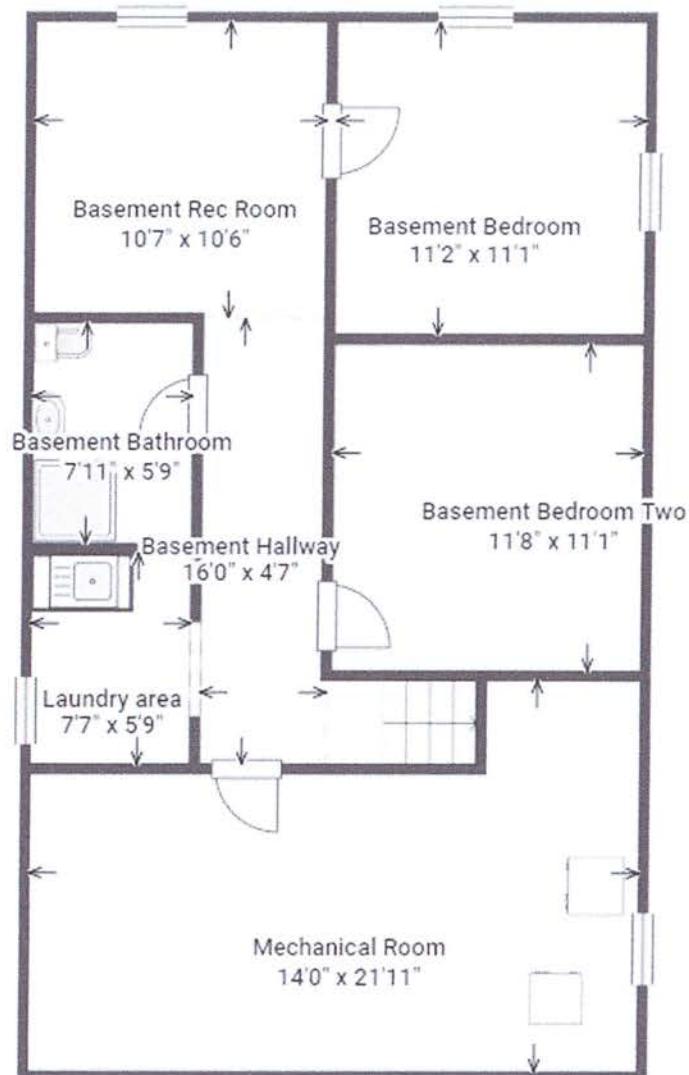
Russell Waid Dillon

EXPIRES: 09/12/2032

REPORT JOB NUMBER: 22-201



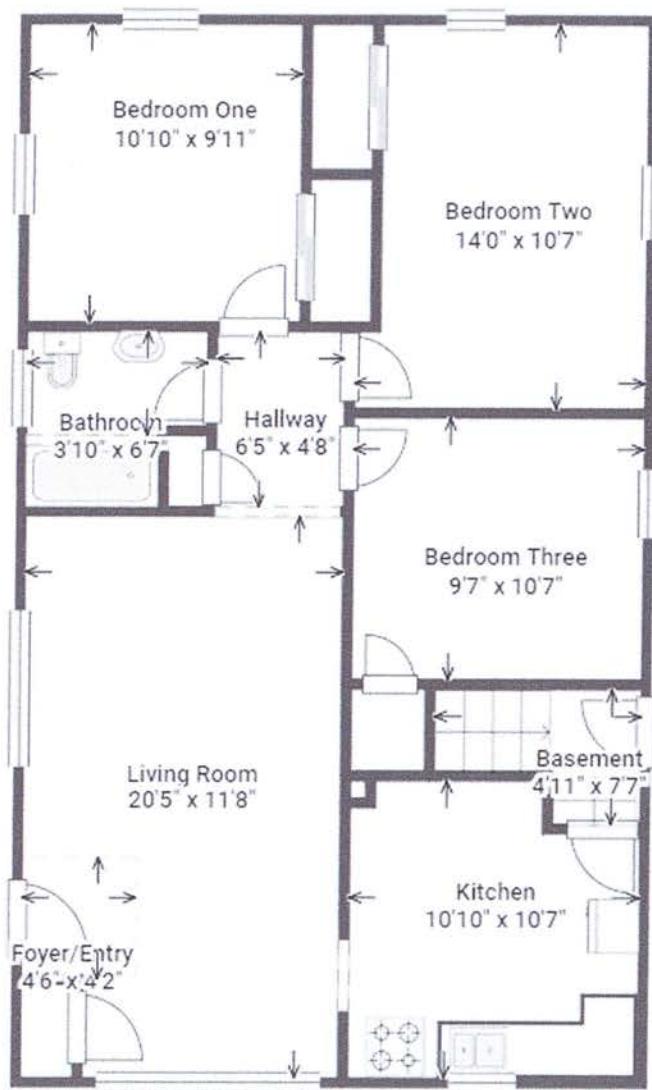
2255 Jennings Street Gary IN 46404: B1



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2255 Jennings Street Gary IN 46404: 1st floor



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DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

2022-535985
09/06/2022 02:37 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Sep 02 2022 cR
JOHN E. PETALAS
LAKE COUNTY AUDITOR

WARRANTY DEED

THIS INDENTURE WITNESSETH That

Clyfford Bartley

(Grantors), of Lake County, in the State of Indiana **CONVEYS AND WARRANTS** to

Tia N. Thompson

(Grantees), of Lake County, in the State of Indiana, for and in consideration of the sum of \$10.00 and other valuable consideration in receipt whereof is hereby acknowledged, the following described real estate in Lake County, Indiana:

See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.

Parcel No(s).: 45-08-18-230-007.000-004

Commonly known as: 2255 Jennings St., Gary, IN 46404.

This conveyance is made subject to:

1. *Special assessments and Real Estate taxes for the year 2022 payable in 2023 and subsequent years.*
2. *All applicable subdivision, building and zoning laws of the governmental bodies having jurisdiction of the above described realty.*
3. *The terms, covenants, easements, limitations and restrictions contained in any instrument of record affecting the use and occupancy of said real estate.*

PROPER TITLE, LLC
FILE#184842 1 of 2

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, Grantors have executed this Deed this 29th day of August, 2022.



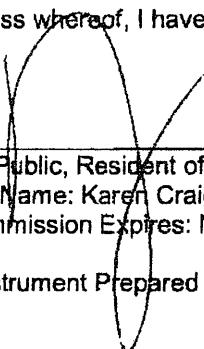
Clyfford Bartley

STATE OF INDIANA

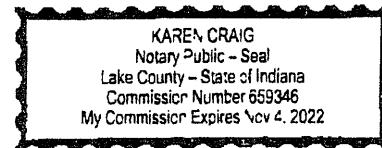
COUNTY OF LAKE

Before me, the undersigned, a Notary Public, in and for said County and State, this 29 day of
August, 2022, personally appeared Clyfford Bartley and acknowledged the execution
of the foregoing instrument.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.



Notary Public, Resident of Lake County
Printed Name: Karen Craig
My Commission Expires: November 4, 2022



This Instrument Prepared By: Kathy J. Kwak, on behalf of Proper Title LLC
322 Indianapolis Blvd., Suite 200
Schererville, IN 46375
Phone: (219) 743-7506

I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number
in this document, unless required by law. Name: Kathy J. Kwak

Mail Tax Statements and After Recording Return To: Tia N. Thompson
2255 Jennings St.
Gary, IN 46404

Exhibit A

LOT THIRTY FIVE (35) AND LOT THIRTY SIX (36), BLOCK THREE (3), SECURITY REALTY COMPANY'S FIRST ADDITION TO GARY, AS PER PLAT THEREOF RECORDED AS PLAT BOOK 09, PAGE 30, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.



Service: Full Home Inspection

Prepared for: Tia Thompson

WIN Inspector

Jim LaRocco

jlarocco@wini.com

(219) 979-7609

WIN Home Inspection Cedar Lake

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Inspection Information

Order Details

Site Address: 2255 Jennings Street, Gary, IN, 46404
Service Date And Time: January 23, 2026 At 09:00 AM

Property Details

Baths: 0 Occupied: No

Inspector Details

Name: Jim LaRocco
Contact Number: (219) 979-7609
Email: jlarocco@wini.com

Client

Name: Tia Thompson
Email: tntgfd2279@gmail.com

Explanation Of Terms

This report was prepared and written with the age and type of structure taken into consideration. Below is an explanation of the terms used in the report.

Action Required

Items marked Action Required appear to be in need of immediate repair or replacement. Delay in repair or replacement may result in a dramatic shortening of the life expectancy of the item, have immediate effect on the item, system, structure, or other related items, or present a potential health and/or safety hazard.

Repairs Recommended

Items marked Repairs Recommended are in need of repair or replacement in order to make the item functional and/or prevent further deterioration.

Attention

Items marked Attention should be monitored or evaluated further. These items may not require immediate repair, but they show signs of wear or minor deficiencies that, if left unaddressed, could develop into more significant issues over time.

Preventive Measures

Items marked Preventive Measure are in need of routine maintenance or service to ensure continued functionality and prevent potential future issues. The inspector may recommend budgeting for this maintenance or obtaining further evaluation from a third-party professional to clarify or assess the condition of the item.

Functional

Items marked Functional appear to be in serviceable condition using normal operating controls. There was no visible indication of failure at the time the services were performed.

Limitation

Items marked limitation have limited access or limited ability to test or inspect fully. We recommend gaining further information on items marked as a limitation from the owner of the property or from a third party.

Not Inspected

Items marked Not Inspected may be present at the time the services were performed and were not inspected due to obstruction, accessibility, visibility, limitation, weather conditions or the inspection of the item is not within the scope of the services performed.

Informational

Items marked informational are included in the inspection as a courtesy or to add information to the customer to help them live in and maintain their home.

Summary

We have identified various items on the subject structure that either require maintenance now or require periodic maintenance in the normal course of ownership. This is only a summary report and is intended as a guide to be used in both short and long term scheduling of maintenance items. Please read the complete report carefully as additional information and details are contained therein. It is always advisable to use experienced tradespeople or a qualified handyperson when contracting for work that may not be within the scope of your capabilities.

Summary

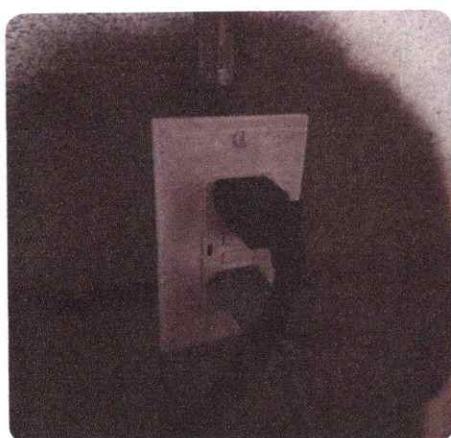
Electrical

1 Attention

Repairs Recommended

Electrical concerns from 2022 inspection were repaired.

Note photographs are examples not intended to be exhaustive. The electrical components were in good working order and safe.



Full Home Inspection

Full Home Inspection

1.1 Electrical > Service Entrance and Grounding

Service Entrance And Grounding Evaluated

 Functional

The service entrance components and grounding system were in serviceable condition at the time of the inspection.

1.2 Electrical > Main Service Panels and Disconnects

About the Main Service Panels and Disconnects

Main Panel Location: Basement

1.3 Electrical > Interior Components of Main Service Panels

Wire Overcurrent Compatibility Evaluated

 Functional

The electrical panel cover was removed to provide access to the interior of the electrical panel. The visible wires appeared to be properly sized to the visible breaker amperage ratings; however, not all the wire ends were visible where they connected to the breakers. This is outside the scope of the national home inspection standards of practice and would be considered invasive.

1.4 Electrical > Wiring

Electrical Wiring Evaluated

 Functional

The visible and accessible electrical wiring was evaluated. Properly maintained wiring is crucial for the safety and functionality of the home's electrical system. Much of the wiring in the home is enclosed behind walls or ceilings, and is not visible to inspect. It is recommended to conduct regular inspections to ensure the system is compliant with electrical safety standards.

1.5 Electrical > GFCIs

GFCI Information

 Informational

Ground Fault Circuit Interrupter (GFCI) is a protection feature that allows a circuit or receptacle to "trip" or "shut off" if as little as a 5 milliamp differential is detected between the "hot" and "neutral" conductors. This protection is recommended for receptacles within 6 feet of the edge of a sink or where something plugged into a receptacle could come into contact with water, including bathrooms, kitchens, on the exterior, in garages, laundry rooms, and basements and crawl spaces. Although GFCI protection may not have been required in some or all of these areas when the home was built, their installation is highly recommended and is typically inexpensive. GFCI protection is only tested for if the circuit is protected by a visible receptacle containing a "Test" and "Reset" button, or a GFCI breaker in the electrical panel, as the UL (underwriters laboratory) only recognizes testing this protection by depressing the "Test" button on the receptacle or breaker and not by the use of a polarity tester. As well, testing with a polarity tester can trip a hidden GFCI leaving the circuit inoperable. Please see above for area(s) that were not able to be tested or confirmed for GFCI protection, and these area(s) are recommended to be tested for GFCI protection when personal belongings have been removed from the home.

1.6 Electrical > Fixtures, Switches, and Receptacles

Electrical Fixtures And Switches Evaluated

 Functional

The inspection assessed the condition of outlets, switches, and junction boxes that were visible and accessible at the time. All outlets, switches, and junction boxes appeared functional at the time of inspection.

1.7 Electrical > Additional Information

Attention (Included in Summary)**⚠ Repairs Recommended**

Electrical concerns from 2022 inspection were repaired.

Note photographs are examples not intended to be exhaustive. The electrical components were in good working order and safe.



2.1 HVAC > Heating Equipment

About the Heating Equipment

Location of Heating System: Basement

Heating Method: Forced Air

Heating System Energy Source: Natural Gas

Approximate Manufactured Date of Heating System: 1-5 Years Old

Service Notes: Recently Serviced

Heating System And Installed Filters Evaluated

✓ Functional

The heating system and the installed filters were evaluated during the inspection and found to be in functional condition. Proper maintenance of filters is essential to ensure efficient operation of the heating system. We recommend regular inspection and replacement of filters as needed to maintain indoor air quality and system performance.

Heating System Average Life Expectancy

✓ Functional

Furnace built in 2023. The average life expectancy of a heating system is approximately 15-25 years depending on the type and maintenance of the system. If the system is near or over this life span, consideration into saving for a replacement or a more efficient model, should be considered. The inspector is not required to remove flame guards or view/identify the condition of the heat exchanger. This inspection checks on the general function of the heating system and in no way guarantees any mechanical components for useful life, serviceability, or efficiency. It is also recommended that you call and have your local utility company or service provider come in annually, or as needed, and perform a safety check for you on all appliances.

Heating System Average Life Expectancy

 ⓘ Informational

The average life expectancy of a heating system is approximately 15-25 years depending on the type and maintenance of the system. If the system is near or over this life span, consideration into saving for a replacement or a more efficient model, should be considered. The inspector is not required to remove flame guards or view/identify the condition of the heat exchanger. This inspection checks on the general function of the heating system and in

no way guarantees any mechanical components for useful life, serviceability, or efficiency. It is also recommended you contact an HVAC company annually, or as needed, to perform servicing and maintenance on the unit.

2.2 HVAC > Cooling Equipment

About the Cooling Equipment

Location of Cooling System: Exterior

Cooling Method: Central Air Conditioner

Delta Tb (Temperature Drop): Not Tested

Not Tested Due To Low Temperature

 **Informational**

The AC system was not tested. Severe damage can occur to air conditioning compressors if they are turned on when the outside temperature is below 60 degrees F. It is recommended to question the seller on its operation and service record. Annual service is needed with AC systems, and they are often not serviced regularly. If no service records are available showing a complete service within the last year, it is recommended to have the system tested and serviced by a qualified professional.

2.3 HVAC > Thermostats and Controls

About the Thermostats and Controls

Thermostat Location: Family Room

Thermostat Evaluated

 **Functional**

The thermostat(s) in the home were evaluated and found to be in working condition. Regular maintenance and setting of appropriate temperatures are recommended for optimal performance.

2.4 HVAC > Distribution/Return Ducts and Systems

About the Distribution/Return Ducts and Systems

Filter Size: 16 x 25 x 1

Location of Filter: Plenum Box

Visible Ducts And Returns Evaluated

 **Functional**

The visible portions of the ducts/returns appear to be in satisfactory condition. Dust and debris can reside inside air ducts, if the occupants have allergies or other breathing-related issues, a duct cleaning may be warranted by a qualified contractor.

2.5 HVAC > Exhaust Vents and Flues

Vents And Flues Evaluated

 **Functional**

The vents and flues in the home were evaluated during the inspection and were found to be in working condition. Proper functioning vents and flues are crucial for the efficient operation of the heating system, ensuring the safety and well-being of the occupants. It is always recommended to schedule regular maintenance to keep them in optimal condition.

3.1 Plumbing > Main Water Shutoff

About the Main Water Shutoff

Water Meter Location: Basement

Water Shutoff Location: At Meter

Generally Serviceable

 Functional

The main water shutoff appeared to be serviceable at the time of inspection.

3.2 Plumbing > Drain, Waste, and Vent Systems

About the Drain, Waste, and Vent Systems

Waste Pipe Material: PVC, Cast Iron

Cast Iron: As cast iron waste and drain pipes age, they can be susceptible to rust and corrosion, leading to leaks or restricted flow.

Main Sewer Clean-Out Location: Basement

Sewer Type: Public

Generally Serviceable

 Functional

The drain, waste, and vent systems appeared to be serviceable at the time of inspection.

Visual Inspection Of Drain Pipes

 Informational

This is a visual examination of the exterior piping. We recommend questioning the seller regarding their knowledge of any slow draining or other plumbing-related issues.

3.3 Plumbing > Fuel Supply

About the Fuel Supply

Fuel Service: Natural Gas

Natural Gas: Gas line inspections are typically conducted only if problems are suspected. Corrosion on visible lines should prompt an inspection by the utility provider.

Fuel Shut Off Location: At Gas Meter and Appliances

Visible Gas Supply Lines Inspected

 Functional

The gas plumbing system was evaluated during the home inspection and was found to be in functional working condition. No issues were identified with the gas plumbing system, assuring its functionality and safety for the occupants. Regular maintenance and inspection are recommended to ensure continued optimal performance.

3.4 Plumbing > Toilets

Generally Serviceable

 Functional

The toilets appeared to be serviceable at the time of inspection.

Toilets General Statement

 Informational

The toilets were flushed and inspected for cracks, leaks, and serviceability. The toilets should be inspected periodically for indications of cracking in the toilet bowl, tank, or base. Also, periodic replacement of flapper valves and water towers should be expected as typical homeowner maintenance.

3.5 Plumbing > Tubs, Showers, and Fixtures

Generally Serviceable



Functional

The tubs and showers appeared to be serviceable at the time of inspection.

Water Exposed Areas



Informational

Routine preventive maintenance should include applying and maintaining caulking in and around tubs and shower surrounds to prevent moisture penetration behind tub and shower wall/floor cover materials.

Plumbing Fixtures Maintenance Information



Routine preventive maintenance and/or replacement of fixtures is needed periodically. Faucets and valves have a typical life expectancy of 5-15 years. General wear, depending on the quality of fixture, is expected. Preventative measures, such as the installation of a soft water or water conditioning unit is recommended.

4.1 Water Heating Equipment > Water Heater

About the Water Heater

Water Heater Location: Basement

Water Heater Type: Gas

Water Heater Capacity : Approximately 40 Gallons

Water Heater Inspected



Functional

The water heater was evaluated and found to be in functional working condition. To ensure optimal performance, it is recommended that regular maintenance be continued.

Water Heater Information



The life expectancy of a water heater is typically 8-12 years from the installation date, although there are exceptions on both sides. As a preventative maintenance recommendation, the water heater should be drained periodically to remove sediment buildup in the tank. The recommended setting for a residential water heater is under 120 degrees Fahrenheit to prevent scalding.

Water Heater



Informational

The water heater was visually inspected. The life expectancy of a water heater is typically 8-12 years from the date of installation, although there are exceptions on both sides. As a preventative maintenance recommendation, the water heater should be drained periodically to remove sediment buildup in the tank. The recommended setting for a residential water heater is under 120 degrees Fahrenheit. for safety.

4.2 Water Heating Equipment > TPR Valve/Discharge Pipe

TPR Valve And Discharge Pipe



Functional

The water heater's temperature/pressure relief valve is equipped with an approved discharge pipe. The pipe serves the purpose of preventing someone from being sprayed with scalding water in the event that the valve were to discharge. These components were in satisfactory condition at the time of the inspection.

4.3 Water Heating Equipment > Exhaust Flue Piping

Exhaust Flue Piping Evaluated

 Functional

The exhaust flue piping of the water heater was visually examined to ensure it was properly installed. The piping appeared secure, free from obstruction, and correctly venting exhaust gases outside.

5.1 Interior > Walls, Ceilings, and Floors

Interior Walls Functional

 Functional

The interior walls, ceiling, and flooring were inspected and there did not appear to be any major deficiencies. There may be areas of minor cracking of drywall seams and nail pops at the wall/ceiling junctions that are not of structural concern. Caulking and repainting to address these conditions is recommended. Contact a qualified professional to perform this maintenance. This reporting does not comment on whether interior finishes are square, straight, level, or plumb.

5.2 Interior > Steps, Stairways, and Railings

Interior Stairways, And Components Evaluated

 Functional

The interior stairway and its associated components were found to be in satisfactory condition at the time of inspection. All steps, handrails, and railings were secure and functional, with no signs of significant wear or damage.

5.3 Interior > Doors

Interior Doors - Functional

 Functional

All accessible doors were inspected to ensure proper alignment, secure fitting, and smooth operation. No functional defects or issues were observed during the inspection, and the doors were found to be in satisfactory working condition.

5.4 Interior > Smoke Alarms

Smoke Alarms Evaluated

 Functional

The visible and accessible smoke alarms in the home were evaluated during the inspection. To ensure safety, smoke alarms should be tested regularly, and it is advisable to maintain consistent checks and replace batteries periodically.

Smoke Alarm Information

 Informational

Determining the functionality of smoke detectors is outside the scope of this inspection as the units should be checked monthly. Any unit greater than 10 years of age should be replaced as they are considered to be at the end of their service life. Functional smoke/fire detectors are recommended inside and outside each sleeping area for increased safety awareness.

5.5 Interior > Carbon Monoxide Alarms

Carbon Monoxide Alarms Evaluated

 Functional

Carbon monoxide (CO) alarms were located in the home. The inspector does not test these alarms; however, verifies that they are installed near sleeping areas and on each level of the home. For continued protection, regular manual testing and battery maintenance are recommended.

5.6 Interior > Windows

Interior Windows Tested



Functional

All of the windows throughout the home were checked and opened, closed, and locked/latched at the time of the inspection.

6.1 Structural Components > Foundation and Slab

About the Foundation and Slab

Foundation Type: Concrete Block

6.2 Structural Components > Beams, Columns, and Posts

Beams, Columns, And Posts Evaluated



Functional

The visible and accessible beams, columns, and posts were evaluated during the inspection. It is important to note that some structural components are often not fully visible during a standard home inspection. Based on the areas that were accessible, all inspected structural elements appeared to be in functional condition at the time of the evaluation.

6.3 Structural Components > Joists and Framing

About the Joists and Framing

Wall Structure: Wood

Floor Structure: Wood

Ceiling Structure: Wood Framing

Beams, Columns, And Posts Evaluated



Functional

The visible and accessible beams, columns, and posts were evaluated during the inspection. It is important to note that some structural components are often not fully visible during a standard home inspection. Based on the areas that were accessible, all inspected structural elements appeared to be in functional condition at the time of the evaluation.

6.4 Structural Components > Roof Structure and Attic Components

About the Roof Structure and Attic Components

Roof Structure Type: Rafters

Roof Structure And Components Evaluated



Functional

The accessible internal roof components - including trusses, rafters, and sheathing, were examined and found to be functional. The inspection focused on identifying signs of deflection, deterioration, or damage, such as water staining or wood decay, and these items were serviceable at the time of the inspection.



North
Side

EAST
SIDE





EAST
SIDE



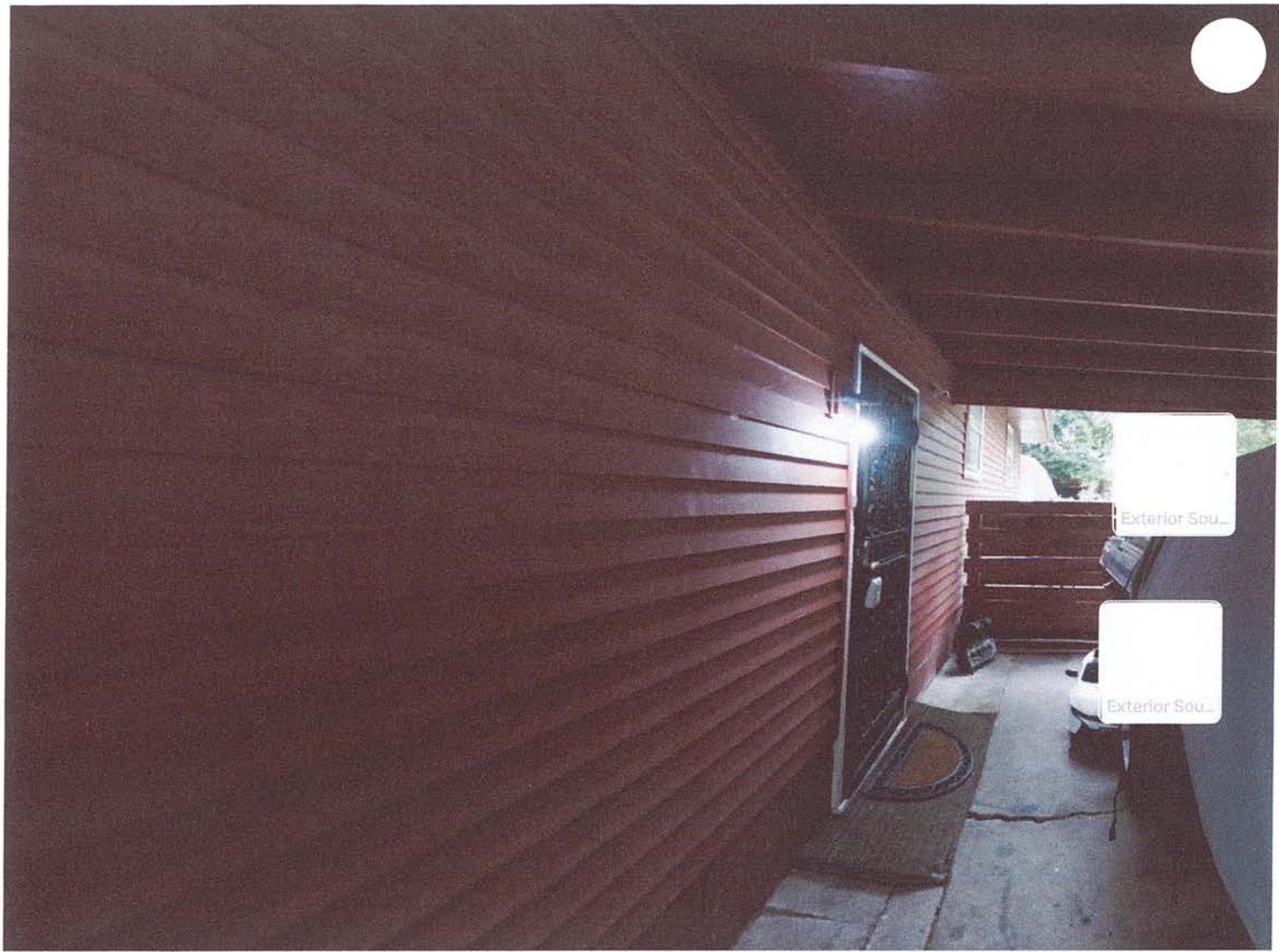
North
SIDE



BACK YARD FROM ALLEY



Back yard



South Side



South Side



Deck



Deck



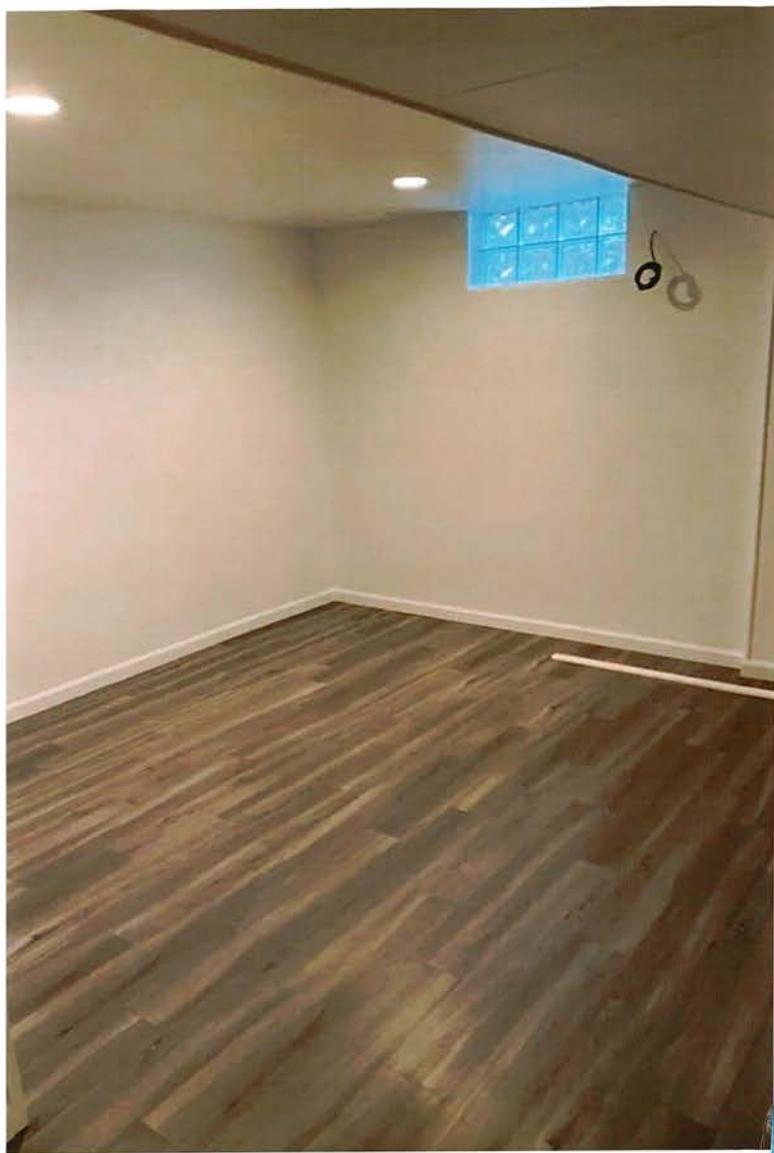
EAST side of house



Downstairs
Bathroom

Downstairs
Bathroom





← Downstairs Living Area



Downstairs
Utility Room →



Downstairs
← Laundry Room

Furnace
+
Air Conditioner





Upstairs Bathroom



Upstairs Bathroom

Upstairs Bathroom





← Bedroom #1



Bedroom #2 →



← Bedroom # 3



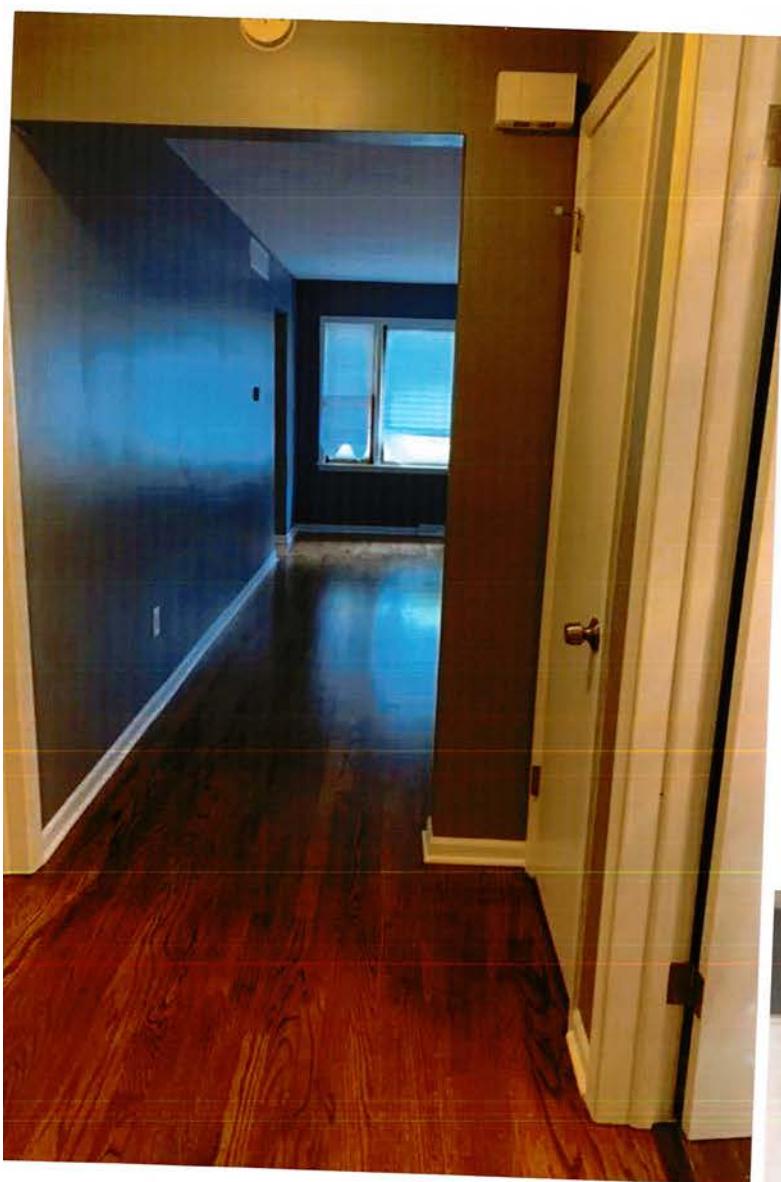
Bedroom # 1 →



Outside of
House

LIVING ROOM





← Hallway



Kitchen →



BOARD OF ZONING APPEALS

February 4, 2026

STAFF REPORT, FINDINGS OF FACT, AND RECOMMENDATION

Petition No.: B-2026-01

Petitioner: Tia Thompson

Business: T.N.T. Adult Family Care Home LLC

Request: Special Use Permit

Proposed Use: Elderly Care Facility (24-Hour Day Care)

Site Address: 2255 Jennings Street, Gary, Indiana 46404

Zoning District: Residential District

Hearing Date: February 12, 2026

Request Summary

The petitioner requests approval of a Special Use Permit to operate an elderly care facility at the subject property. Based on the application materials and representations made, the proposed operation is a 24-hour elderly day care facility, rather than an overnight, live-in residential care home.

Site and Neighborhood Context

The subject property is located within an established single-family residential neighborhood. Surrounding land uses are predominantly residential, consisting of detached dwellings with residential-scale infrastructure, parking, and traffic patterns. The area is designated for residential use in the City of Gary Comprehensive Plan.

Applicable Zoning Standards

Use Classification Review

Zoning staff has reviewed the petition materials, application narrative, and stated operational description.

Based on this review, staff finds that the petitioner is requesting approval for a 24-hour elderly day care, while the described operation and business structure indicate a live-in elderly care facility.

These are two distinct land uses under zoning regulations and are not interchangeable.

Distinction Between Uses

Elderly Day Care Facility

- Provides non-residential care services
- Operates during limited daily hours

- Clients do not reside overnight
- Functions similarly to an institutional or service use
- Typically requires commercial or institutional zoning approval

Live-In Elderly Care Facility (Adult Family Care Home)

- Involves overnight residency
- Residents live on-site on a 24-hour basis
- Functions as a residential care use
- Subject to different zoning standards, licensing, occupancy limits, and safety requirements

Findings of Fact

Zoning staff finds that the proposed operation, by definition and practical function, constitutes a live-in elderly care facility, not a 24-hour day care use. A 24-hour day care use is not recognized or permitted within the City of Gary's residential zoning districts, as "day care" is inherently a non-overnight use. Further, the application mischaracterizes the proposed use, which prevents staff and the Board from properly evaluating compliance with zoning standards and special use criteria.

Compliance Determination

- The proposed use does not align with the stated request.
- The proposed use is not permitted by right in a residential district.
- The proposed use cannot be approved under the classification of a 24-hour day care.
- A live-in elderly care facility, if permitted, would require separate review under the correct use classification, applicable standards, and state licensing verification.

Zoning Staff Conclusion

The application, as submitted, is not compliant with zoning requirements due to a fundamental mismatch between the requested use and the actual operation. Zoning staff recommends that the petition not be approved as requested. If the petitioner wishes to proceed, a new or revised application accurately reflecting the intended live-in elderly care facility must be submitted for proper review.

Staff Recommendation

Denial without prejudice, allowing the petitioner to reapply under the correct use of classification, subject to all applicable zoning, licensing, and safety requirements.

1. Revise the proposal to clearly establish a true overnight, live-in elderly residential care home, with permanent residents and on-site caregivers, subject to state licensing and zoning standards.
2. Seek a zoning district where day care, institutional, or service-based elderly care uses are permitted.

3. Consult with Planning and Zoning staff prior to resubmittal to confirm use of classification and zoning eligibility.

Alternative Conditions if the Board Elects to Approve Contrary to Staff Recommendation

If the Board elects to approve the request despite staff's recommendation, staff strongly advises that approval be conditioned as follows:

1. The facility shall operate exclusively as an overnight, live-in residential care home.
2. Day care services, drop-in care, or daytime-only care operations are prohibited.
3. Resident and caregiver occupancy shall comply with all state licensing and residential occupancy limits.
4. No commercial signage or exterior alterations inconsistent with residential use shall be permitted.
5. All parking shall be provided on-site, with no client drop-off or pick-up activity.
6. The City retains the right to inspect and revoke approval for non-compliance.

X

Prepared by:

Sylvia L. Martin

Zoning Administrator

City of Gary – Department of Planning & Zoning