

**AGENDA
CITY OF HOBART BOARD OF ZONING APPEALS
CITY HALL/COUNCIL CHAMBERS
414 MAIN STREET
THURSDAY, MAY 6, 2021– 6:00 P.M.**

Dial-in information

Connect to the call by dialing in with your phone.

(US) Chicago +1 312 626 6799

Access code 873 6666 9262

<https://us02web.zoom.us/j/87366669262>

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- I. Meeting called to order**
 - II. Pledge of Allegiance**
 - III. Record of those present**
 - IV. Approval of Minutes: April 1, 2021 & Special Meeting April 20, 2021**
 - V. Communications/Acceptance of Agenda:**

 - VI. New Business**
 - 1. 21-08** Alka Properties LLC (Petitioner/Owner) 7305 Grand Blvd. located 1,300' north from the NE corner of Grand Blvd. & 73rd Ave., Sec. 154.422(H)(5), 2 acres
Request: *Tabled:* Developmental Standards Variance
Purpose: To allow an existing 6' chain link fence to remain in the front and side yards
Granted ___ Denied ___ Deferred ___ Vote ___

 - 2. 21-08A** Alka Properties LLC (Petitioner/Owner) 7305 Grand Blvd. located 1,300' north from the NE corner of Grand Blvd. & 73rd Ave., Sec. 154.422(H)(5), 2 acres
Request: *Tabled:* Developmental Standards Variance
Purpose: To allow an existing 6' non-coated vinyl chain link fence w/slats
Granted ___ Denied ___ Deferred ___ Vote ___

3. **21-10** Gregory & Jennifer Kemp (Petitioners/Owners) 310 S. Wabash Street located 100' south from the SW corner of Wabash & 3rd Streets, Sec. 154.006(F)(7), zoned R-1, 0.35 acre

Request: *Public Hearing:* Developmental Standards Variance

Purpose: To exceed the permitted 864 sq. ft. for accessory structures by 99 sq. ft. for a proposed 12'x24' shed

 Approved ___ Denied ___ Deferred ___ Vote ___

4. **21-12** Dean Denisiuk (Petitioner/Owner) 7663 Colorado Street located approx. ¼ mile south form the SE corner of Colorado St & 74th Ave. Sec. 154.006(F)(7), zoned R-2, 0.94 acre.

Request: *Public Hearing:* Developmental Standards Variance

Purpose: To exceed the permitted 2 accessory structures by 2 structures

 Approved ___ Denied ___ Deferred ___ Vote ___

5. **21-12A** Dean Denisiuk (Petitioner/Owner) 7663 Colorado Street located approx. ¼ mile south form the SE corner of Colorado St & 74th Ave. Sec. 154.006(F)(7), zoned R-2, 0.94 acre.

Request: *Public Hearing:* Developmental Standards Variance

Purpose: To exceed the permitted 864 sq. ft. for accessory structures by 1,192 sq. ft. for a proposed 30'x40' pole barn

 Approved ___ Denied ___ Deferred ___ Vote ___

6. **21-12B** Dean Denisiuk (Petitioner/Owner) 7663 Colorado Street located approx. ¼ mile south form the SE corner of Colorado St & 74th Ave. Sec. 154.006(F)(3), zoned R-2, 0.94 acre.

Request: *Public Hearing:* Developmental Standards Variance

Purpose: To exceed the permitted 15' accessory structure peak height by 4' for a proposed 30'x40' pole.

 Approved ___ Denied ___ Deferred ___ Vote ___

7. **21-13** Jennifer McQuade & Lucas Sgouros (Petitioners/Owners) 6731 Grand Blvd. located approx. ½ mile north of the NE corner of Grand Blvd. & Ainsworth Rd. Sec. 154.006(F)(5), zoned R-1, 20 acres

Request: *Public Hearing:* Developmental Standards Variance

Purpose: To exceed the permitted 1,294 sq. ft. for accessory structures by 434 sq. ft. for a proposed 36'x48' pole barn

Approved ___ Denied ___ Deferred ___ Vote ___

8. **21-13A** Jennifer McQuade & Lucas Sgouros (Petitioners/Owners) 6731 Grand Blvd. located approx. ½ mile north of the NE corner of Grand Blvd. & Ainsworth Rd. Sec. 154.006(F)(3), zoned R-1, 20 acres

Request: *Public Hearing:* Developmental Standards Variance

Purpose: To exceed the permitted 15' accessory structure height by 6" for a proposed 36'x48' pole barn

Approved ___ Denied ___ Deferred ___ Vote ___

9. **21-14** Peter Cortese (Petitioner/Agent) for property at 530 E. 3rd St. located approx. 40' west of the NW corner of 3rd & Center Streets, Sec. 154.379(F)(1) zoned B-2, 0.13 acre

Request: *Public Hearing:* Developmental Standards Variance

Purpose: To exceed the permitted 50 sq. ft. for signage by 1,198 sq. ft. for a proposed 48 sq. ft. sign & 1,200 sq. ft. mural

Approved ___ Denied ___ Deferred ___ Vote ___

10. **21-14A** Peter Cortese (Petitioner/Agent) for property at 530 E. 3rd St. located approx. 40' west of the NW corner of 3rd & Center Streets, Sec. 154.379(F)(2) zoned B-2, 0.13 acre

Request: *Public Hearing:* Developmental Standards Variance

Purpose: To allow signage on the side of the building

Approved ___ Denied ___ Deferred ___ Vote ___

11. **21-15** Area Sheet Metal/Dave Leonard (Petitioner/Owner) 400 S. Sullivan St. located 800' north from the NW corner of Sullivan St. & St. Rd. 130, Sec. 154.224 zoned M-1, approx. 4 acres +/-

Request: *Public Hearing:* Developmental Standards Variance

Purpose: To encroach 16' into the minimum 40' front yard setback for a proposed north building addition

Approved ___ Denied ___ Deferred ___ Vote ___

12. 21-15A Area Sheet Metal/Dave Leonard (Petitioner/Owner) 400 S. Sullivan St. located 800' north from the NW corner of Sullivan St. & St. Rd. 130, Sec. 154.225 zoned M-1, approx. 4 acres +/-

Request: Public Hearing: Developmental Standards Variance

Purpose: To encroach 10' into the minimum 40' side yard setback for a proposed north building addition

Approved ___ Denied ___ Deferred ___ Vote ___

13. 21-15B Area Sheet Metal/Dave Leonard (Petitioner/Owner) 400 S. Sullivan St. located 800' north from the NW corner of Sullivan St. & St. Rd. 130, Sec. 154.226 zoned M-1, approx. 4 acres +/-

Request: Public Hearing: Developmental Standards Variance

Purpose: To encroach 28' into the minimum 50' rear yard setback for a proposed north building addition

Approved ___ Denied ___ Deferred ___ Vote ___

14. 21-16 William Kaminski (Petitioner/Owner) 6787 E. 83rd Ave. located 0.18 miles east From the SE corner of Grand Blvd. & 83rd Ave. Sec. 154.006(F)(3) zoned R-1, 3.11 acres

Request: Public Hearing: Developmental Standards Variance

Purpose: To exceed the permitted 15' peak height for accessory structures by 4' for a proposed 30'x40' pole barn

Approved ___ Denied ___ Deferred ___ Vote ___

15. 21-16A William Kaminski (Petitioner/Owner) 6787 E. 83rd Ave. located 0.18 miles east From the SE corner of Grand Blvd. & 83rd Ave. Sec. 154.051(c) zoned R-1, 3.11 acres

Request: Public Hearing: Developmental Standards Variance

Purpose: To encroach 20' into the front yard for a proposed 30'x40' pole barn

Approved ___ Denied ___ Deferred ___ Vote ___

VII. Staff Consultation/Discussion