

**AGENDA  
CITY OF HOBART BOARD OF ZONING APPEALS  
CITY HALL/COUNCIL CHAMBERS  
414 MAIN STREET  
THURSDAY, OCTOBER 5, 2023– 6:00 P.M.**

---

## Dial-in information

(US) Chicago +1 312 626 6799

Access code 880 4498 0468

<https://us02web.zoom.us/j/88044980468>

---

- I. Meeting called to order
- II. Pledge of Allegiance
- III. Record of those present
- IV. Approval of Minutes: August 3, 2023
- V. Communications/Acceptance of Agenda:
  
- VI. Old Business: None

### New Business

- 1. 23-15 Recreation Plantation, Inc./Raymond Benninger III (Petitioner/Owner) at 3717 E. 82<sup>nd</sup> Ct. located 0.19 miles south from the SW corner of Utah St. & US 30, Sec. 154.212(C)(3), zoned M-1, 0.49 acres  
  
**Request:** Public Hearing: Developmental Standards Variance  
  
**Purpose:** To encroach into side yard setback for the proposed use to display and sell RVs  
  
Approved \_\_\_ Denied \_\_\_ Deferred \_\_\_ Vote \_\_\_
  
- 2. 23-16 Quick Run LLC (Petitioner/Agent) 3225 Hart St. Dyer for property located on the NW corner of US 30 & Clay St. Sec. 154.379(F)(4), zoned B-3, 6 acre  
  
**Request:** Public Hearing: Developmental Standards Variance

**Purpose:** To exceed the 6' height allowance by 34' for a proposed exposed pole sign

Approved \_\_\_ Denied \_\_\_ Deferred \_\_\_ Vote \_\_\_

3. **23-17** Three Star Painting Inc./John Tsahas (Petitioner/Owner) 2880 E 84<sup>th</sup> Pl. located approx. 900' west from the NW corner of 84<sup>th</sup> Pl. & Colorado St., Sec. 154.422(H)(5) zoned M-1, 2 acres

**Request:** *Public Hearing:* Developmental Standards Variance

**Purpose:** To allow a proposed 6' chain link fence on the sides & front of property

Approved \_\_\_ Denied \_\_\_ Deferred \_\_\_ Vote \_\_\_

4. **23-17A** Three Star Painting Inc./John Tsahas (Petitioner/Owner) 2880 E 84<sup>th</sup> Pl. located approx. 900' west from the NW corner of 84<sup>th</sup> Pl. & Colorado St., Sec. 154.422(H)(4) zoned M-1, 2 acres

**Request:** *Public Hearing:* Developmental Standards Variance

**Purpose:** To extend the 100' maximum length of uninterrupted fence for a proposed 6' uncoated galvanized chain link fence

Approved \_\_\_ Denied \_\_\_ Deferred \_\_\_ Vote \_\_\_

**VII: Consultation/Discussion:** BZA 22-19 Stackhouse Power battery storage facility  
Extend Conditional Use Approval