

**CITY OF HOBART BOARD OF ZONING APPEALS
MINUTES OF JANUARY 2, 2020**

Stuart Allen called the meeting to order at 6:00 p.m. with the recitation of the Pledge of Allegiance followed by a moment of silence. Mr. Allen welcomed John Brezik to the Board. Members in attendance: Stuart Allen, John Brezik, Ron Jackson, Jason Spain and Scott Gregory. Also in attendance: Phil Gralik, City Engineer; Ross Pietrzak, Zoning Administrator and Joy Respecke, Recording Secretary. Sergio Mendoza, City Planner was absent.

Election of Officers: Mr. Jackson motioned to retain Mr. Allen as Chairman and Mr. Jackson as Secretary, seconded by Mr. Spain. All ayes, motion carried. (5-0) Mr. Jackson motioned to elect Mr. Brezik as Vice-Chairman, seconded by Mr. Gregory. All ayes, motion carried. (5-0)

Approval of Minutes: The December 5, 2019 minutes weren't available.

Communications/Acceptance of Agenda: Mr. Jackson motioned to approve the agenda as presented, seconded by Mr. Gregory. All ayes, motion carried. (5-0)

New Business

- 1. **19-51** Jonathan Hollowell (Petitioner/Agent) 4433 E. 83rd Ave. located approx. 500' west from the SW corner of 83rd Ave. & Clay St., Sec. 154.006(F)(3), zoned A-1 & OS-1, 30 acres.

Request: Tabled: Developmental Standards Variance

Purpose: To exceed the permitted 15' height for accessory structures by 15' for a proposed 60'x120' pole barn.

Approved X Denied Deferred Vote 5-0

Mr. Hollowell agent for the homeowner, Sam Tipton, mentioned when he attended last month's meeting for the variance it was brought to his attention there were previous conditions associated with the property that were not met. He is in the process of satisfying these issues. He filed for a subdivision, applied for the flatwork permit for the gravel driveway which will also be used as an access point to the proposed pole barn and provided a description of operations letter for the existing pole barn. Mr. Hollowell is proposing a pole barn similar to the existing pole barn. Mr. Spain motioned to approve Petition 19-51 contingent upon the completion of the subdivision and to asphalt the gravel drive including all discussion and Findings of Fact, seconded by Mr. Jackson. All ayes, motion carried. (5-0)

- 2. **20-01** Area Sheet Metal/Dave Leonard (Petitioner/Owner) 400/408 Sullivan Street located 700' north from the NW corner of Sullivan St. & St. Rd. 130., Sec. 154.422 (H)(5), zoned M-1, 2.4 acres.

Request: Public Hearing: Developmental Standards Variance

Purpose: To allow 384' of 6' proposed galvanized chain link fencing

Approved X Denied ___ Deferred ___ Vote 5-0

Mr. Leonard requested to vary from the ordinance for the installation of galvanized chain link fencing in place of vinyl coated chain link to match his existing fence. Mr. Allen opened and closed the public hearing for Petition 20-01 without public comments. Mr. Brezik motioned to approve Petition 20-01 including all discussion and Findings of Fact, seconded by Mr. Jackson. All ayes, motion carried. (5-0)

- 3. **20-02** Silver Hammer, LLC/Dean Hochbaum (Petitioner/Owner) 950. S. Wisconsin St. located 125' north from the NW corner of Wisconsin St. & 10th Streets, Sec. 154.042, zoned R-2, 0.164 acres.

Request: Public Hearing: Use Variance

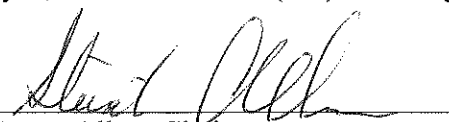
Purpose: A proposed low traffic property management office

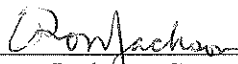
Favorable Rec. X Unfavorable Rec. ___ Deferred ___ Vote 5-0

Present were Dean Hochbaum, Silver Hammer LLC and Attorney Wm. Emerson. Mr. Emerson mentioned Mr. Hochbaum has been operating his low traffic property management company out of his home and is requesting to relocate his business. The proposed new location will employ one to three people and provide a garage for minor storage. Mr. Allen opened and closed the public hearing for Petition 20-02 without public comment. Mr. Pietrzak noted per staff recommendation during the site review meeting they mentioned no external storage, no more than 2 vehicles parked on site based on the width of the driveway, the installation of an 8' public sidewalk from the southern side of the driveway to the southern property line and as indicated on their application, the property will return to residential use if no longer used as a low traffic property management office but it is left up to the Board's discretion. Mr. Hochbaum stated he was unaware of the parking recommendation as the office could employ one to three staff members. He also stated business is conducted through the mail and 80% is done online. Mr. Jackson motioned for a Favorable Recommendation to the Common Council for Petition 20-02 with the stipulations of no external storage, no more than 3 vehicles parked on site, the installation of an 8' public sidewalk from the southern side of the driveway to the southern property line and the property will return to residential use if no longer used as a low traffic property management office including all discussion and Findings of Fact, seconded by Mr. Brezik. All ayes, motion carried. (5-0)

Consultation/Discussion: None

Hearing no further comments or discussion Mr. Gregory motioned to adjourn, seconded by Mr. Jackson. All ayes, motion carried. (5-0) Meeting adjourned at 6:20 p.m.


Stuart Allen, Chairman


Ron Jackson, Secretary