

**CITY OF HOBART BOARD OF ZONING APPEALS
MINUTES OF FEBRUARY 7, 2019**

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. Members in attendance: Stuart Allen, Mark Kopil, Ron Jackson, Jason Spain and Scott Gregory. Also in attendance: Sergio Mendoza, City Planner; Ross Pietrzak, Zoning Administrator and Joy Respecke, Recording Secretary. Absent: Phil Gralik, City Engineer.

Election of Officers: Mr. Jackson motion to retain the existing officers, seconded by Mr. Kopil. All ayes, motion carried. (5-0) Stuart Allen, Chairman; Mark Kopil, Vice-Chairman and Ron Jackson, Secretary.

Approval of Minutes: Mr. Kopil motioned to approve the minutes of December 6, 2018 as presented, seconded by Mr. Jackson. All ayes, motion carried. (5-0)

Communications/Acceptance of Agenda: Mr. Pietrzak requested to table Petition 19-01. Mr. Gregory motioned to approve the agenda as amended, seconded by Mr. Spain. All ayes, motion carried. (5-0)

New Business

1. **19-01** Ride, Rage & Escape LLC/Glenn X Miller (Petitioner/Owner) 5515 W. 41st Ave., Gary, IN for property at 3950 W. 49th Ave. located .5 miles west from the NW corner of 49th Ave. & Liverpool Rd. (Sec. 154.044 (F), zoned R-2, 7 acres

Request: Public Hearing: Use Variance

Purpose: To allow a proposed ATV track, rage room & escape room

Favorable Rec. ___ Unfavorable Rec. ___ Deferred X Vote ___

Tabled at acceptance of agenda.

2. **19-02** Ronald & Joni Reid (Petitioner/Owner) 129 N. Cimarron Rd. Las Vegas, NV pertaining to property at 1219 Jackson St. located 700' west from the SW corner of Jackson St. & Hobart Rd. Sec. 154.074 (B) zoned R-3, 0.14 acre

Request: Public Hearing: Developmental Standards Variance

Purpose: To decrease the required 8,000 sq. ft. lot by 4,515.2 sq. ft.

Approved X Denied ___ Deferred ___ Vote 4-0

Mr. Spain motioned to approve Petition 19-02 including all discussion and Findings of Fact, seconded by Mr. Kopil. All ayes, motion carried. (4-0)

3. **19-03** Ronald & Joni Reid (Petitioner/Owner) 129 N. Cimarron Rd. Las Vegas, NV pertaining to property at 1219 Jackson St. located 700' west from the SW corner of Jackson St. & Hobart Rd. Sec. 154.074 (B) zoned R-3, 0.14 acre

Request: Public Hearing: Developmental Standards Variance

Purpose: To decrease the required 8,000 sq. ft. lot by 4,950.80 sq. ft.

Approved X Denied ___ Deferred ___ Vote 4-0

Mr. Gregory abstained. Petitions 19-02 and 19-03 were heard together. Representing the petitioners was Scott Gregory, Krull Abonmarche, 1325 S. Lake Park Avenue. Mr. Gregory explained that Mr. Reid is requesting variances from the 8,000 sq. ft. minimum lot size. He stated the Reids purchased the property with the existing long standing situation of the two (2) primary structures on two (2) 25'x125' lots with the southern structure encroaching over the lot line. The ultimate goal is to create a proposed 2-lot subdivision and clean it up from a title standpoint. Mr. Allen opened and closed the public hearing for Petitions 19-02 & 19-03 without public comments. Mr. Spain noted he was familiar with the properties with the obvious issues. Mr. Spain motioned to approve Petition 19-03 including all discussion, seconded by Mr. Kopil. All ayes, motion carried. (4-0)

Consultation/Discussion: Mr. Mendoza distributed information regarding a March 1st webinar pertaining to Rules and Procedures for local Plan Commissions and BZAs.

There being no further comments or discussions Mr. Gregory motioned to adjourn, seconded by Mr. Kopil. All ayes, motion carried. (5-0) Meeting adjourned at 6:12 p.m.

Stuart Allen, Chairman

Ron Jackson, Secretary