

CITY OF HOBART BOARD OF ZONING APPEALS  
MINUTES OF JUNE 3, 2021

John Brezik called the meeting to order at 6:05 p.m. with the recitation of the Pledge of Allegiance followed by a moment of silence. Members in attendance: John Brezik, Jason Spain and Scott Gregory. Absent: Stuart Allen and Ron Jackson. Also in attendance: Phil Gralik, City Engineer, Ross Pietrzak, City Planner and Joy Respecke, Recording Secretary.

Approval of Minutes: Mr. Gregory motioned to approve the minutes of May 6, 2021 as presented, seconded by Mr. Allen. All ayes, motion carried. Stuart Allen arrived at 6:07 p.m. to chair the meeting. (4-0)

Communications/Acceptance of Agenda: Mr. Gregory motioned to approve the agenda as presented, seconded by Mr. Spain. All ayes, motion carried. (4-0)

**New Business**

- 1.     **21-16**           William Kaminski (Petitioner/Owner) 6787 E. 83<sup>rd</sup> Ave. located 0.18 miles east From the SE corner of Grand Blvd. & 83<sup>rd</sup> Ave. Sec. 154.006(F)(3) zoned R-1, 3.11 acres  
  
**Request:**        Tabled: Developmental Standards Variance  
  
**Purpose:**         To exceed the permitted 15' peak height for accessory structures by 4' for a proposed 30'x40' pole barn  
  
                          Approved   X   Denied        Deferred     Vote 4-0

Petitions 21-16 & 21-16A were heard together. Mr. Spain motioned to Approve Petition 21-16 contingent upon the faux brick will be installed on the entire front from the ground to the roof line of the pole barn and will match the brick on the house including all discussion and Findings of Fact, seconded by Mr. Brezik. All ayes, motion carried. (4-0)

- 2.     **21-16A**       William Kaminski (Petitioner/Owner) 6787 E. 83<sup>rd</sup> Ave. located 0.18 miles east From the SE corner of Grand Blvd. & 83<sup>rd</sup> Ave. Sec. 154.051(c) zoned R-1, 3.11 acres  
  
**Request:**        Tabled: Developmental Standards Variance  
  
**Purpose:**         To encroach 20' into the front yard for a proposed 30'x40' pole barn  
  
                          Approved   X   Denied        Deferred     Vote 4-0

Mr. Kaminski was present and provided a rendering of faux brick he proposed to install on the front of the pole barn from the ground to the roof line. The brick will match the color of brick on his house. He reiterated moving the pole barn to the rear of the property would not be an option due to the rear elevation, his septic field location and would need to remove approximately 10 trees. Mr. Spain motioned to Approve Petition 21-16A contingent upon the faux brick be installed on the entire front from the ground to the roof line of the pole

barn and will match the color of brick on the house including all discussion and Findings of Fact, seconded by Mr. Brezik. All ayes, motion carried. (4-0)

3.     **21-17**           Chad & Crystal Hewitt (Petitioner/Owner) 3702 E. 33<sup>rd</sup> Avenue located approx. 400' east from the NE corner of 33<sup>rd</sup> Ave. & Randolph Rd. Sec. 154.051(C) zoned R-1, 1.42 acres

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

**Purpose:**       To encroach 22' into the front yard for a proposed 26'x40' pole barn

Approved   X   Denied      Deferred      Vote   4-0  

Petitions 21-17 & 21-17A were heard together. Mr. Gregory motioned to Approve Petition 21-17 contingent upon installing wainscoting on the face and colors to match the house, not intended for business/commercial use or residential living including all discussion and Findings of Fact, seconded by Mr. Brezik. All ayes, motion carried. (4-0)

4.     **21-17A**          Chad & Crystal Hewitt (Petitioner/Owner) 3702 E. 33<sup>rd</sup> Avenue located approx. 400' east from the NE corner of 33<sup>rd</sup> Ave. & Randolph Rd. Sec. 154.006(F)(3) zoned R-1, 1.42 acres

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

**Purpose:**       To exceed the permitted 15' peak height for accessory structures by 6' for a proposed 26'x40' pole barn

Approved   X   Denied      Deferred      Vote   4-0  

Mr. Hewitt explained due to the slope of the property, he needed to locate the proposed pole barn forward into the front yard. Mr. Allen opened and closed the public hearings for Petitions 21-17 & 21-17A without public comments. It was noted that the house is not parallel with the street and the proposed pole barn will run in line with the house matching the colors of the siding and with brick wainscoting on the face. Mr. Gregory motioned to Approve Petition 21-17A contingent upon installing wainscoting on the face and colors to match the house, not intended for business/commercial use or residential living including all discussion and Findings of Fact, seconded by Mr. Brezik. All ayes, motion carried. (4-0)

5.     **21-18**           Classic Car Wash/Terry Lahaie (Petitioner/Owner) 111 N. Lake Park Ave. located approx. 100' north from the NE corner of Lake Park Ave. & Old Ridge Rd., zoned B-3, 0.2 acres

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

**Purpose:**       To place a proposed 12'x20' shed on property line

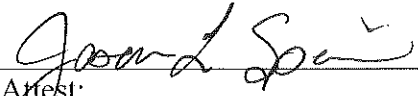
Approved   X   Denied      Deferred      Vote   4-0

Mr. Lahaie requested to replace the existing shed with a 12'x20' shed and place it next to the fence. He stated that when he purchased the property the existing fence encroached 3' on City property. Mr. Allen opened and closed the public hearing for Petition 21-18 without public comments. Mr. Gregory questioned the Property Inspection Report that was provided and felt a staked survey was required to identify the actual property lines. He also inquired as to whether the proposed shed would hinder vehicles from exiting the car wash. Mr. Lahaie stated the proposed location would provide more of a turn area for the vehicles. Mr. Gralik mentioned at some point when the fence is replaced, it will need to be located on the property line and not on City property. Discussion ensued as to allowing the shed to encroach over the property line and felt the request to be on the property line. Mr. Lahaie was made aware that if he wanted to pursue a location encroaching over the property line, he will need approval from the Hobart Park Board that owns the property and at some point may need to remove the shed at his own expense. Mr. Brezik motioned to Approve Petition 21-18 to allow a 12'x20' shed be placed on the property line including all discussion and Findings of Fact, seconded by Mr. Spain. All ayes, motion carried. (4-0)

Staff Consultation/Discussion: Mr. Pietrzak mentioned the process has been started to hire a consultant for the Comprehensive Plan. The RFQ has been posted on the City website and will shortly be posted in the newspapers. Deadline for submittals is June 28<sup>th</sup>.

There being no further comments or discussion Mr. Gregory motioned to adjourn, seconded by Mr. Spain. All ayes, motion carried. (4-0) Meeting adjourned at 6:35 p.m.

  
Stuart Allen, Chairman

  
Attest: