

**AGENDA**  
**CITY OF HOBART BOARD OF ZONING APPEALS**  
**CITY HALL/COUNCIL CHAMBERS**  
**414 MAIN STREET**  
**THURSDAY, MAY 4, 2023– 6:00 P.M.**

## Dial-in information

(US) Chicago +1 312 626 6799

Access code 839 8741 3758

<https://us02web.zoom.us/j/83987413758>

**I. Meeting called to order**

**II. Pledge of Allegiance**

**III. Record of those present**

**IV. Approval of Minutes: April 6, 2023**

**V. Communications/Acceptance of Agenda:**

**VI. Old Business**

1. **23-04** Alexandru Popov (Petitioner/Agent) 669 Lake Street located 130' north from the NE corner of Lake & 7<sup>th</sup> Street, Sec. 154.042(A), zoned R-2, 0.14 acre

**Request:** **Tabled:** Use Variance

**Purpose:** To address the legal non-conforming status of a multi-unit dwelling

Favorable Rec. \_\_\_ Unfavorable Rec. \_\_\_ Deferred \_\_\_ Vote \_\_\_

**New Business**

2. **23-06** James Gerodemos/Chris Gerodemos (Petitioners/Owners) for property located at 3800 W. Lincoln Highway located 180' east from the NE corner of Lincoln Hwy. & Utah St. Sec. 154.172, zoned B-3, 2.8 acres

**Request:** **Public Hearing:** Use Variance

**Purpose:** To allow the operation of a proposed retail fireworks facility

Favorable Rec. \_\_\_ Unfavorable Rec. \_\_\_ Deferred \_\_\_ Vote \_\_\_

3. **23-07** Joe Morin (Petitioner/Owner) 915 W. 38<sup>th</sup> Place located 500' west from the SW

corner of 38<sup>th</sup> Pl. & Wisconsin St., Sec. 154.006(G)(5)(a), zoned R-2, 0.2 acre

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

**Purpose:** To permit a proposed 5' chain link fence in front yard

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

4. **23-08** Gerra Puentes (Petitioner/Owner) 2440 E. Home Avenue located on the NW corner of Home Ave. & Hillcrest Ave., Sec. 154.006(G)(7), zoned R-2, 0.26 acre

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

**Purpose:** To exceed the permitted 864sf for accessory structures by 160sf for a proposed 24'x36' detached garage

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

**VII: Consultation/Discussion:** Approval of the 2020, 2021 & 2022 Annual Reports