

**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 & 7th 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. 38th Place located 500' west from the SW corner of 38th 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