

**AGENDA**  
**CITY OF HOBART BOARD OF ZONING APPEALS**  
**CITY HALL/COUNCIL CHAMBERS**  
**414 MAIN STREET**  
**THURSDAY, MAY 5, 2022– 6:00 P.M.**

## Dial-in information

Connect to the call by dialing in with your phone.

(US) Chicago +1 312 626 6799

Access code 854 9659 9508

<https://us02web.zoom.us/j/85496599508>

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- I. Meeting called to order**
- II. Pledge of Allegiance**
- III. Record of those present**
- IV. Approval of Minutes: March 3, 2022**
- V. Communications/Acceptance of Agenda:**
- VI. New Business**
1. **22-05** Hamstra North Ridge LLC/John Fulkerson (Petitioner/Agent) 7860 E. Ridge Road located 0.21 miles west from the NW corner of Ridge Road & Hobart Road, Sec. 154.172, zoned B-3, 19.902 acres
- Request:** ***Public Hearing:*** Use Variance
- Purpose:** To allow a proposed massage therapy day spa
- Favorable Rec.  Unfavorable Rec.  Deferred  Vote
2. **22-06** Area Sheet Metal/David Leonard (Petitioner/Owner) 400 S. Sullivan Street located approx. 700' north from the NW corner of Sullivan Street & State Road 130, Sec. 154.225, zoned M-1, 4 acres +/-
- Request:** ***Public Hearing:*** Developmental Standards Variance
- Purpose:** To encroach into the 40' side yard setback by 12'2" for a proposed addition to the existing building
- Approved  Denied  Deferred  Vote

3. **22-06A** Area Sheet Metal/David Leonard (Petitioner/Owner) 400 S. Sullivan Street located approx. 700' north from the NW corner of Sullivan Street & State Road 130, Sec. 154.226, zoned M-1, 4 acres +/-

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

**Purpose:** To encroach into the 50' rear yard setback by 29'4" for a proposed addition to the existing building

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

**VII: Consultation/Discussion:**