

**CITY OF HOBART BOARD OF ZONING APPEALS
MINUTES OF FEBRUARY 3, 2022**

Stuart Allen announced for those who were present telephonically anticipating to participate during the Plan Commission meeting, that this meeting is the Board of Zoning Appeals and they could call back at 7:00 p.m. using the meeting ID number posted on the Plan Commission agenda. Mr. Allen called the meeting to order at 6:03 p.m. with the recitation of the Pledge of Allegiance followed by a moment of silence: In the absence of Ron Jackson, Scott Gregory acted as interim secretary. Members in attendance: Stuart Allen, John Brezik, Jason Spain and Scott Gregory. Member absent: Ron Jackson. Also in attendance: Ross Pietrzak, City Planner and Joy Respecke, Recording Secretary. Also absent: Phil Gralik, City Engineer.

Election of Officers: Mr. Spain motioned to retain the current officers for 2022 seconded by Mr. Gregory. All ayes, motion carried. (4-0) Mr. Allen, Chairman; Mr. Brezik, Vice-Chairman & Ron Jackson, Secretary

Approval of Minutes: Mr. Gregory motioned to approve the minutes of December 2, 2021 as presented seconded by Mr. Brezik. All ayes, motion carried. (4-0)

Communications/Acceptance of Agenda: Mr. Gregory motioned to approve the agenda as presented seconded by Mr. Brezik. All ayes, motion carried. (4-0) Later in the meeting, a typo was found. Mr. Spain motioned to correct the variance number typo listed on the agenda from 22-01 to 22-02 seconded by Mr. Brezik. All ayes, motion carried. (4-0)

New Business

1. **22-01** Olympik Signs, Inc./Billy Pyter (Petitioner/Agent) at 1600 E. 80th Ave. (The Roomplace formerly known as Art Van's Furniture) located on the NW corner of 80th Ave. & Mississippi St. Sec.154.379(F)(1), zoned PUD, 1.15 acres

Request: Public Hearing: Developmental Standards Variance

Purpose: To exceed the permitted 220 sq. ft. of signage by 286 sq. ft.

Approved X Denied ___ Deferred ___ Vote 4-0

Mr. Pyter, Olympik Signs, 630-461-0687 was present telephonically. Mr. Allen opened and closed the public hearing for Petition 22-01 without public comments. Mr. Brezik noted that when Art Van Furniture had previously occupied that space they were approved for additional signage and felt this request for additional building signage was appropriate. Mr. Brezik motioned to Approve Petition 22-01 including all discussion and Findings of Fact seconded by Mr. Gregory. All ayes, motion carried. (4-0)

2. **22-02** Edward Haynes (Petitioner/Owner) 3828 Evergreen St. located 160' south from the SW corner of Evergreen St. & 38th Ave. Sec. 154.006(F)(7), zoned R-2, 0.46 acres

Request: Public Hearing: Developmental Standards Variance

Purpose: To exceed the permitted 864 sq. ft. for accessory structures by 826 sq. ft. for a proposed 26'x32' addition to garage

Approved X Denied Deferred Vote 4-0

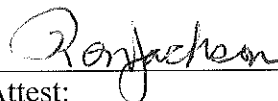
Present was Edward Haynes, 219-510-7943. Mr. Allen opened and closed the public hearing for Petition 22-02 without public comments. Mr. Haynes mentioned the proposed additional space was to store their personal vehicles. He stated they want to stay in the neighborhood to be close to family, his parents live on the next street and his son just purchased a home nearby. Mr. Haynes mentioned they combined their 4 lots at the county for tax purposes. Our records indicate four 40' individual lots and by rights they could sell the two southern lots for the construction of another house. Mr. Gregory motioned to Approve Petition 22-02 including all discussion and Findings of Fact with the stipulation to provide an agreement that lots 7 & 8 will remain with lots 5 & 6 or to create a 1-lot subdivision and the accessory structure not be used for residential living space or business use seconded by Mr. Spain. All ayes, motion carried. (4-0)

Consultation/Discussion: Mr. Pietrzak reiterated for the public that was present telephonically, the Board of Zoning Appeals meeting just concluded and the Plan Commission will hold its meeting at 7:00 p.m. with additional petitions and public hearings.

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 6:25 p.m.



Stuart Allen, Chairman



Attest: