

**CITY OF HOBART BOARD OF ZONING APPEALS
MINUTES OF APRIL 6, 2023**

Stuart Allen called the meeting to order at 6:00 p.m. with the recitation of the Pledge of Allegiance followed by a moment of silence. Members in attendance: Stuart Allen, John Brezik, Ron Jackson, Jason Spain and Scott Gregory. Also in attendance: Phil Gralik, City Engineer; Ross Pietrzak, City Planner; Connor Miller, Zoning Administrator and Joy Respecke, Recording Secretary.

Approval of Minutes: Mr. Brezik motioned to approve the March 2, 2023 as presented, seconded by Mr. Gregory. All ayes, motion carried. (5-0)

Communications/Acceptance of Agenda: Mr. Brezik motioned to approve the agenda as presented, seconded by Mr. Gregory. All ayes, motion carried. (5-0)

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 X Vote 5-0

Petitioner was not present. Mr. Pietrzak mentioned he reached out via email to Mr. Popov to coordinate inspections with the Fire & Building Department and he did not respond back. Mr. Spain motioned to Table Petition 23-04 including all discussions, seconded by Mr. Jackson. All ayes, motion carried. (5-0)

New Business

2. **23-05** Brandon & Jessica Carpenter (Petitioners/Owners) 6790 E. 83rd Avenue located approx. ¼ mile east from the NE corner of 83rd Avenue & Grand Boulevard, Sec. 154.006(F)(5), zoned R-2, 1.131 acres

Request: Public Hearing: Developmental Standards Variance

Purpose: To exceed the permitted 1,512 sq. ft. for accessory structures by 408 sq. ft. for a proposed 28'x48' pole barn

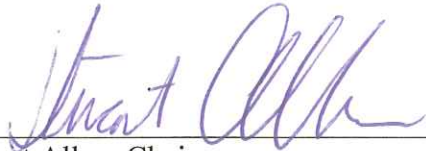
Approved X Denied ___ Deferred ___ Vote 5-0

Present were Jessica & Brandon Carpenter, 6790 E. 83rd Avenue. Ms. Carpenter proposed to remove the existing unsafe building and replace it with a 28'x48 pole barn. Mr. Allen opened and closed the public hearing for Petition 23-05 without public comments. Mr. Spain noted that typically if larger structures are approved, they are subject to stipulations. Ms. Carpenter understood and agreed. Mr. Spain motioned to

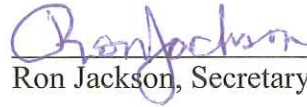
Approve Petition 23-05 contingent on the pole barn will be used for personal use only and not for additional residential living space or commercial purposes including all discussion and Findings of Fact, seconded by Mr. Jackson. All ayes, motion carried. (5-0)

Consultation/Discussion: Mr. Pietrzak requested the Board to review the Rules of Practice & Procedure to assure they are appropriate. He also informed the Board that this is the last meeting he will be attending as he has accepted a position in Wisconsin.

Hearing no further comments or discussion Mr. Gregory motioned to adjourn, seconded by Mr. Jackson. All ayes, motion carried. (5-0) Meeting adjourned at 6:10 p.m.



Stuart Allen, Chairman



Ron Jackson, Secretary