

**CITY OF HOBART BOARD OF ZONING APPEALS  
MINUTES OF SEPTEMBER 1, 2022**

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 and Jason Spain. Member absent: Scott Gregory. Also in attendance: Phil Gralik, City Engineer; Ross Pietrzak, City Planner and Joy Respecke, Recording Secretary.

Approval of Minutes: Mr. Brezik motioned to approve the minutes of August 4, 2022 as presented, seconded by Mr. Spain. All ayes, motion carried. (4-0)

Communications/Acceptance of Agenda: Mr. Pietrzak introduced our newly hired Zoning Administrator, Connor Miller. Mr. Brezik motioned to approve the agenda as presented, seconded by Mr. Spain. All ayes, motion carried. (4-0)

**New Business**

1.     **22-09**            Millie Hovanec/Mark Hovanec (Petitioners/Owners) at 337 N. Liverpool Rd.  
          *Comp. PC 22-28*    located 0.36 miles south from the SE corner of Liverpool & Old Ridge Rd.,  
                                  Sec. 154.214(D), zoned M-1, 18.5 acres
- Request:**        Conditional Use
- Purpose:**        Extension of approval
- 30-Day Extension   X   Denied        Deferred        Vote   4-0

Mark and Millie Hovanec were present. Mr. Pietrzak mentioned the site plan is progressing and that Mr. Hovanec's engineer and Mr. Gralik will be meeting to discuss some issues with the latest revisions. He recommended another 30 day extension. Mr. Brezik motioned to extend Petition 22-09 another 30 days, including all discussion, seconded by Mr. Jackson. All ayes, motion carried. (4-0)

2.     **22-13**            Erika Maicki (Petitioner/Owner) at 3030 W. Old Ridge Rd. located 400' east  
                                  of the NE corner of Old Ridge Rd. & Liverpool Rd., Sec. 154.006(G)(5)(a),  
                                  zoned R-2, 0.15 acre
- Request:**        Public Hearing: Developmental Standards Variance
- Purpose:**        To allow a proposed 6' rear yard wood fence on a through lot
- Approved   X   Denied        Deferred        Vote   4-0

Ms. Maicki, 3030 W. Old Ridge Road, mentioned they live on a through lot which means their house faces Old Ridge Road and the back yard faces 39<sup>th</sup> Avenue providing 2 front yards. They are requesting to install a fence in their back yard which is essentially the front yard along 39<sup>th</sup> Avenue. Mr. Allen opened the public hearing for Petition 22-13. Jeffrey Williams, 3036 W. Old Ridge Road. Mr. Williams is their next door neighbor and was in favor of the fence. Hearing no further public comments, Mr. Allen closed the public hearing. Mr. Brezik motioned to Approve Petition 22-13 including all discussion and Findings of Fact, seconded by Mr. Spain. All ayes, motion carried. (4-0)

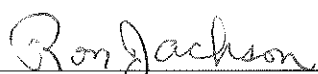
- 3.     **22-14**           Barbie Cotto-Lopez (Petitioner/Owner) 3868 Colbourne St. located on the NW corner of Colbourne St. & 39<sup>th</sup> Ave., Sec. 154.050, zoned R-2, 0.14 acre
  
- Request:**        Public Hearing: Developmental Standards Variance
  
- Purpose:**         To exceed the permitted 35% lot coverage by 5% for a proposed 20'x22' patio
  
- Approved  X  Denied  \_\_\_  Deferred  \_\_\_  Vote  4-0

Ms. Cotto-Lopez, 3868 Colbourne Street, proposed to install a 20'x22' patio in her rear yard to accommodate her large family during gatherings. Mr. Allen opened and closed the public hearing for Petition 22-14 without public comments. Mr. Gralik mentioned there are storm sewers in the area and he was not aware of drainage issues. Mr. Jackson motioned to Approve Petition 22-14 including all discussion and Findings of Fact, seconded by Mr. Brezik. All ayes, motion carried. (4-0)

Consultation/Discussion: None

Hearing no further comments or discussion Mr. Spain motioned to adjourn, seconded by Mr. Brezik. All ayes, motion carried. (4-0) Meeting adjourned at 6:12 p.m.

  
Stuart Allen, Chairman

  
Ron Jackson, Secretary