The regular meeting of the Board of Zoning Appeals of the City of Hammond was held on Tuesday, July 29, 2025 at 6:00 p.m., Council Chambers, 2nd Floor, Hammond City Hall, 5925 Calumet Avenue, Hammond, IN 46320, and via www.Zoom.us

Kathleen Hill called the meeting to order at 6:00 p.m. Ms. Hill led the reciting of the Pledge of Allegiance.

PRESENT	ABSENT	ALSO PRESENT
Roger Brock (IP)		Brian L. Poland, AICP
William Hutton (IP)		Director of City Planner
Cynthia Jasso (IP)		
Dan Faulkner (IP)		Tom Novak
Kathleen Hill (IP)		Assistant City Planner
		Shannon Morris-Smith
		BZA Recording Secretary
		Dave Westland
		BZA Attorney

PRESENT: FOUR (5) ABSENT: ONE (0) QUORUM

APPROVAL OF MINUTES

Chairperson Hill called for a motion to approve the minutes for June 3, 2025. Mr. Hutton so moved, seconded by Mr. Brock. Roll call vote. Roger Brock/yes, William Hutton/yes, Cynthia Jasso/Yes, Dan Faulkner/yes, Kathleen Hill/yes. 5 "Ayes", 0 "Nays", 0 "Abstentions" 0 "Absent". Motion carried.

OLD BUSINESS

There was none.

NEW BUSINESS

Z-25-07 Petition of Mercantile Plaza, LLC. for a conditional use regarding T/S 8.11(5) to allow a drive-through facility at a restaurant located at 3514 169th Street in a C-2 Shopping Center District in the City of Hammond

Chairperson Hill asked the secretary if the notification requirements had been met. Ms. Morris-Smith stated "Yes".

Jim Wieser, Attorney, Wieser & Wyllie, LLP, 429 W. Lincoln Highway, Schererville, IN 46375, represented the petitioner. Mr. Wieser stated the petitioner was requesting a conditional use for a drive-through for a proposed restaurant. The project initially started earlier in the year. The project was presented to the Redevelopment Commission because it was located in a Redevelopment area that required approval from the Redevelopment Commission. The project went before the Plan Commission for a subdivision approval. The case before the BZA was for the drive-through window for the proposed restaurant. The project was approximately 12,000 square feet. The project was being proposed at the former bank building located in Briar East. The existing bank building would be demolished and replaced with a new modern structure that would house a Dollar Tree ((10,333 SF) and a restaurant (1800 SF).

Mr. Wieser discussed that easement agreements would need to be recorded if approved. A lane reconfiguration was done to meet the standards and to direct traffic to exit east or west. Mr. Wieser further discussed that the parcel was less than an acre. The drive-through was designed as best as possible with the space available.

Mr. Wieser concluded his presentation.

Chairperson Hill asked if there were any questions from the Board. There were none.

Mr. Poland summarized the actions of the Plan Commission to update the Board members. Mr. Poland asked if the restaurant tenant has been identified. Mr. Wieser stated "No". Mr. Poland asked if the location of the drive-through window as shown on the site plan. Andrea Ragona, Project Manager/Owner/Developer/Future Landlord, 200 W. Madison Street, Suite 4200, Chicago, IL 60606. Ms. Ragona stated the drive-through window would be built as shown on the site plan. The site plan was submitted to the Bob Vale, Building Commissioner and was approved. Ms. Ragona discussed there was a preference to have a drive-through design to accommodate a drive-through tenant. Mr. Poland clarified that the eight (8) parking spaces discussed was based on a restaurant drive-through as opposed to a bank drive-through with less parking space requirements.

Chairperson Hill asked if there were any additional questions from the Board. There were none.

Chairperson Hill opened the floor for public comments. There were none.

Chairperson Hill closed the floor for public comments.

Chairperson Hill asked if there were any additional questions from the Board members.

Chairperson Hill asked for staff to read the staff report recommendations (Z-25-07), however it is included in its entirety.

Zoning Citation

T/S 8.11(5) – Title VIII C-2 Shopping Center District, **Section 8.11** Conditional Uses **5.** Restaurants, Drive-in, or Drive-thru. (Subject to Title XIX Zoning and Conditional Provisions)

Background

Hammond Mercantile Plaza, LLC, petitioner, is the owner of the subject parcel since December 2020 and has developed commercial property in Hammond before. The existing vacant bank building will be demolished. The proposal is for a two-unit, 11,843 SF, one-story commercial building with a peak height of 26' 4". Dollar Tree, a nationwide retail chain and subsidiary of Family Dollar, will occupy the 10,033 SF west unit. An as-yet-to-be-named restaurant will occupy the 1,810 SF east unit, which will feature the drive-thru. The existing bank building has a teller window drive-thru and ATM drive-thru on this same east side, which will be removed during demolition.

Subject parcel was formally platted as the 1-lot Hammond Briar East Mercantile Plaza Addition to the City of Hammond, Indiana, in Plan Commission Case No. CP-25-05. Subdivision plat has not yet been recorded. At the same June 16, 2025, hearing, the Plan Commission approved a development plan in Case No. CP-25-06 which addresses the minimum setbacks for the building and parking lot and minimum outlot size in a C-2 District.

Subject parcel is 160' x 190.3' (30,448 SF) and is an outlot of the Briar East Shopping Center. Its access to 169th St. is provided by easements to the west via 3430 169th St and to the east via 3540 169th St. Subject parcel and surrounding parcels to the west, south, and east are C-2 Shopping Center District. Across the 75.7'-wide 169th St. ROW is a neighborhood zoned R-1 Single Family Residential District. Morton High School property is 480' due east. Kennedy Crossing Apartment Complex is 500' due west.

169th St. is a local arterial road. The interchange with Cline Ave/IN-912 is 2,000' east. The City of Hammond's 1992 Comprehensive Land Use Plan designates subject parcel and surrounding shopping center for Commercial Use.

Petition

The petitioner requests a conditional use be granted under T/S 8.11(5) in order for a restaurant to operate a drive-thru. Restaurants, while permitted in C-2 Districts, require a conditional use to operate a drive-through as an accessory use. The restaurant tenant will occupy the smaller eastern unit but no agreement with a specific tenant has been made.

Preliminary plans of building provided to City Staff produced by KMA & Associates architectural firm, of Bannockburn, IL. Project Manager Russell Pozen, P.E, of engineering firm DVG Team, Inc, of Crown Point, IN, prepared the subdivision plat and 2025 easements.

Analysis

Retail stores and restaurants are permitted uses in a C-2 Shopping Center District, while a restaurant with a drive-through is a conditional use and is regulated by additional provisions found under T/S 19.18 and T/S 20.44.17.

Materials and plans provided to City Planning Staff appear to be in accordance with the Zoning Ordinance's drive-through provisions found under **Title XIX** Zoning and Conditional Provisions, **Section 19.18** Drive-thru and Drive-in Facilities.

In compliance with T/S 20.44.17, the minimum of eight (8) vehicle stacking spaces are provided on-site site for drive-through customers. At least four (4) of those are between the pick-up window and the menu-board. The drive-through lane begins along south wall of building, running east to the menu board as it wraps around the SE corner of building. Drive-through lane is 12' wide and exits to parking lot's 24'-wide drive aisle. The pick-up window is as far north along the east wall as the interior layout allows.

The loading area for semi-truck deliveries is on the west side of the building. The drive-thru lane's entry point is set east of there. Deliveries will be focused during non-business or off-peak hours to limit chance of any traffic conflict.

The 8/7/1970 agreement for common areas (Doc. No. 67802) allows any overflow (9+ vehicles) stacking to utilize the adjacent drive aisle of the main Briar East Shopping Center parcel. A 2025 cross access easement allows customers to exit parcel to the east; a 1970 agreement allows exit to exit parcel to the west. A second 2025 cross access easement allows customers to exit the drive-through lane at any time between menu board and pick-up.

Landscaping, photometrics, signage, and lot coverage Zoning regulations are met per what has been proposed at this time. The Plan Commission approved the proposed building and parking lot setbacks and lot acreage.

Reviews and Approvals

City Planning Staff have reviewed materials provided by the petitioner.
There were no objections from the Building Commissioner, Chief Fire Inspector, City Engineer, Director of the Hammond Department of Environmental Management (HDEM), Superintendent of Wastewater Management at the Hammond Sanitary District (HSD), nor the Director of the Department of Community Development.

STANDARDS FOR GRANTING A CONDITIONAL USE:

1) The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
2) The use and the value of the area adjacent to the property related to the conditional use will not be affected in a substantially adverse manner.
3) The approval will not have an adverse effect on the density of the adjacent area and the area will not be burdened by an excessive number of similar uses in the area.
4) The approval will not have an adverse impact on the transportation network, public utilities and educational facilities.
5) The approval will not have an adverse impact on the environment or natural resources.
6) The approval will not have an adverse impact on historical, architectural, cultural and archaeological resources.
7) The approval does not substantially interfere with the Comprehensive City Zoning Plan.
8) The approval will be in compliance with applicable provisions established elsewhere in the Zoning Ordinance.
9) The approval shall provide for reasonable accommodation pursuant to Section 24.53.

Recommendation

Staff has reviewed the petitioner's request and recommends that the BZA grant the conditional use permit should the Board feel the petitioner has met the standards, subject to conditions:

1) Recordation of the Hammond Briar East Mercantile Plaza Addition to the City of Hammond, Indiana, and its two (2) cross access and sanitary sewer easements.

Mr. Poland concluded the reading of the recommendation section of the staff report.

Chairperson Hill asked if there were any questions from the Board members. There were none.

Chairperson Hill asked if there were any other additions or amendments to the findings of facts. There were none.

FINDINGS OF FACT

1. **The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**

   a) The proposed new restaurant type drive-thru is not substantially different that the ATM lane for the previous Bank use. The stacking and exiting are better defined in the proposed site plan.

   b) The Plan Commission approved the site plan including the drive-thru as a part of the development plan approval process.

   c) Drive-through lane designed with bypass (early exit) option after menu-board and includes curbs prior to menu-board to protect from traffic on neighboring parcel.

2. **The use and the value of the area adjacent to the property related to the conditional use will not be affected in a substantially adverse manner.**

   a) The values of the Shopping Center will increase with the development of a new building on the previously vacant commercial outlot.

   b) Decrease in Briar East Shopping Center vacancy rate a benefit to property values.

   c) Eight (8) spaces are provided for stacking on-site and at least four (4) of those between the pick-up window and the menu-board in compliance with T/S 20.44.17.

   d) 1970 common areas agreement (Doc. No. 67802) allows for overflow stacking in the drive aisle which runs adjacent to the south property line.

3. **The approval will not have an adverse effect on the density of the adjacent area and the area will not be burdened by an excessive number of similar uses in the area.**

a) The 15.5-acre Briar East Shopping Center was designed with outlots in mind, some to feature drive-throughs, and interior access is provided to each business.
b) Shark's Fish and Chicken operates a drive-through lane on an outlot parcel 345' to the west and utilizes different ingress/egress points to 169th St.
c) The next closest restaurants with drive-throughs are over 600' east across Grand Ave.

4. **The approval will not have an adverse impact on the transportation network, public utilities and educational facilities.**
a) 1970 common areas agreement and 2025 cross access easements allow vehicular access to local arterial road 169th St. from multiple locations via neighboring parcels to west & east.
b) The current site and proposed site plan do not provide direct 169th St. access.
c) Easements allow sanitary and storm sewer utilities to connect to off-site.
d) Utility connections and layout accounted for on proposed site plans.
e) Morton High School property is 480' to the east at Grand Ave. and 169th St, but school should not be effected by redevelopment of oulot at long-existing shopping center.
5. **The approval will not have an adverse impact on the environment or natural resources.**
a) Petitioner aware of requirement of asbestos inspection report and 10-day notice submitted to IDEM and HDEM before demolition of bank building permitted.
b) Redevelopment of existing commercial outlot includes updated stormsewer plans.
c) Local natural resources should not be affected by occupancy.
6. **The approval will not have an adverse impact on historical, architectural, cultural and archaeological resources.**
a) The property is not listed in the 1996 Lake County Interim Report; bank building to be demolished constructed in 1971.
b) There are no known archaeological resources.
7. **The approval does not substantially interfere with the Comprehensive City Zoning Plan.**
a) The 1992 Comprehensive Land Use Plan designates subject parcel and surrounding shopping center for Commercial Use.
b) The conditional use for a drive-through as an accessory use to a restaurant is allowable in a C-2 Shopping Center District if Board of Zoning Appeals' approval is granted.
8. **The approval will be in compliance with applicable provisions established elsewhere in the Zoning Ordinance.**

a) The project as proposed is in compliance with the applicable provisions of the Zoning Ordinance (Titles VIII, XIX, XX, XXI, XXII) subject to final technical review.
b) The drive-through as proposed appears in compliance with T/S 19.18 and T/S 20.44.17.

9. **The approval shall provide for reasonable accommodation pursuant to Section 24.53.**
N/A

Chairperson Hill asked for a motion to accept the staff report into the record subject to the one (1) conditions as presented by staff and to adopt the Finding of Fact as presented into the record (Z-25-07). Mr. Brock so moved, seconded by Ms. Jasso. Roll call vote. Roger Brock/yes, William Hutton/yes, Cynthia Jasso/yes, Dan Faulkner/yes, Kathleen Hill/yes. 5 "Ayes", 0 "Nays", 0 "Abstentions" 0 "Absent". Motion carried.

Chairperson Hill asked for a motion to approve the conditional use (Z-25-07), subject to the one (1) conditions. Mr. Brock so moved, seconded by Mr. Faulkner. Roll call vote. Roger Brock/yes, William Hutton/yes, Cynthia Jasso/yes, Dan Faulkner/yes, Kathleen Hill/yes. 5 "Ayes", 0 "Nays", 0 "Abstentions" 0 "Absent". Motion carried.

Z-25-08 Petition of Mercantile Plaza, LLC. for a developmental variance regarding T/S 20.44.08 to allow for a reduction of parking spaces located at 3514 169th Street in a C-2 Shopping Center District in the City of Hammond

Chairperson Hill asked the secretary if the notification requirements had been met. Ms. Morris-Smith stated "Yes".

Jim Wieser, Attorney, Wieser & Wyllie, LLP, 429 W. Lincoln Highway, Schererville, IN 46375, and Jennifer Mitchell, BLA, Inc., 333 W. Pierce Road, Itasca, IL 60143. represented the petitioner. Mr. Wieser shared with the Board that the global company for Mercantile Plaza, LLC., had a lot of developments in Lake County and Hammond. There was an overview given of the parking situation. The configuration of the property and the small size of the lot was the reason that a parking study was completed to support the contention for parking spaces that were required by the city ordinance. The parking study was the bases of applying for a developmental variance for a reduction of parking spaces on the site. The proposal for a developmental variance was 1 parking space for every 750 square feet for the retail space, and 1 space for every 175 square feet for the restaurant space. Mr. Wieser referred the Board members to the supplemental parking study tables in the petition packet. Mr. Wieser briefly discussed the in and out

usage for this type of retail and restaurant. Mr. Wieser further discussed the landscaping, setbacks, green space, and loading zone requirements that maximized the number of spaces that could be utilized on the site plan.

Ms. Mitchell stated according to the city ordinance 49 parking spaces were required for the site. A review of the land usage of the Dollar Tree/drive-through restaurant was conducted and it was determined that the 49 spaces was excessive for the land usage. A review of The Parking Manual for the Institute of Transportation Engineers was done from the 2023 version. This version had current data of national resources across the country. A review of detailed parking studies for this specific land uses a more conservative analysis was prepared and 25 parking spaces were required based on the land uses of restaurants with drive-throughs and the Dollar Tree store. Peak hours of usage were also reviewed for analysis. The combination of peak uses for the restaurant and Dollar Tree calculated to 24 park spaces. In addition, a conservative analysis was done without the usage of a coffee shop and 25 parking spaces were calculated. Ms. Mitchell further stated that she believed that a reasonable analysis has been conducted to support the recommendation of 25 parking spaces.

Chairperson Hill asked if there were any questions from the Board. Ms. Jasso asked if a certain type of restaurant would alter the peak time and the number of parking spaces. Ms. Mitchell stated the peak times may alter, but the parking demand would likely go down. Covid has allowed an increase in the ability to preorder and go into the restaurant or go to the drive-through to pick up orders. Studies have indicated that drive-through usage had gone up to 70% of daily sales.

Mr. Poland made a theoretical point about the local McDonald's traffic congestion with the double lanes and prepay pick up orders. Mr. Poland asked if examples of similar operations were used. Ms. Mitchell stated a parking generation from ITE was used. Studies from other cities did not have 49 parking space range. Mr. Poland asked if the ITE book available online. Ms. Mitchell stated not entirely. Any civil engineer would have this resource.

Mr. Hutton asked how many employees would be working. Mr. Poland stated five (5). Mr. Hutton asked for confirmation that the petitioners request was 1 parking space for every 750 square feet for the retail space, and 1 space for every 175 square feet for the restaurant space. Mr. Poland stated "Yes".

Chairperson Hill asked if there were any additional questions from the Board. There were none.

Chairperson Hill opened the floor for public comments. There were none.

Chairperson Hill closed the floor for public comments.

Chairperson Hill asked if there were any additional questions from the Board members.

Chairperson Hill asked for staff to read the staff report recommendations (Z-25-08), however it is included in its entirety.

Mr. Poland made a correction to the staff report. The words "for the restaurant drive-through" was added to page one, under petition, on the fourth line. A typo was corrected "GFA", on page 2, under analysis, on the second line.

Zoning Citation
T/S 20.44.08(5) – Title XX Off-Street Parking and Off-Street Loading,
Section 20.44 Commercial/Retail Uses **Subsection 20.44.08**
Business, commercial, and service establishments: one space per 250 sq. ft. in gross floor area Restaurants: one space per 175 sq. ft. in gross floor area (GFA)

Background
Hammond Mercantile Plaza, LLC, petitioner, is the owner of the subject parcel. The existing vacant bank building will be demolished and the parking lot will be redesigned. The Plan Commission approved the development plan June 16, 2025 for a 2 unit commercial building. The primary tenant is Dollar Tree. Case Z-25-07 is a request for a drive-thru for an unidentified tenant (presumably a restaurant) for the second unit.

Subject parcel is 160' x 190.3' (30,448 SF) and is an outlot of the Briar East Shopping Center. Its access to 169th St. is provided to the west via 3430 169th St from a 1970 agreement for common areas and to the east via 3540 169th St. from a 2025 cross access easement. 3430 169th St. is the 9+ acre main parcel of Briar East Shopping Center. 3540 169th St. is another recently redeveloped outlot (O'Reilly Auto Parts.) Their parking lots

are all directly connected. Subject parcel and surrounding parcels to the west, south, and east are C-2 Shopping Center District. Across the 75.7'-wide 169th St. ROW is a

neighborhood zoned R-1 Single Family Residential District. Morton High School property is 480' due east. Kennedy Crossing Apartment Complex is 500' due west. 169th St. is a local arterial road. The interchange with Cline Ave/IN-912 is 2,000' east. The City of Hammond's 1992 Comprehensive Land Use Plan designates subject parcel and surrounding shopping center for Commercial Use.

Petition

The petitioner requests a developmental variance for a "reduction of parking spaces". The petition further requests a change to the parking calculation ratio from 1 space/250 SF of Gross Floor Area (GFA) to 1 space/750 SF for the retail space and from 1 space/175 SF of GFA to 1 space/250 SF for the restaurant/drive-thru. The proposed Dollar Tree occupies the 10,033 SF west unit. A restaurant with drive-through facility is intended for the 1,810 SF east unit but no tenant has been negotiated yet. Under the current parking ratios, the retail space would require 40 spaces plus employees. The drive-thru would require 10 spaces, plus employees. This would result in 55 parking spaces (presuming 5 employees).

Analysis

Under T/S 20.44.08, a reduction of parking ratio for Drive-thru restaurants to 1 space per 200 SF of GFA is available if there are drive-thru sales of 61% or greater per annum. Since the tenant is undefined (either as a restaurant or other user), this provision is not available. Also, under T/S 20.44.08, the Collective Parking provision of T/S 20.30.04 is not applicable.

Under T/S 20.31.01, parking available within 300 feet of the entrance of the commercial building could be counted. However, the existing 1970 agreement for common areas with the property of 3430 169th Street does not specify that a cross-parking agreement was available. The proposed 2025 cross-access and utility easement with 3540 169th Street (O'Reilly) does not specify cross-parking.

The proposed ratio reduction would result in:
Retail use – 10,033 SF – From 40 to 13 spaces.
Restaurant use – 1,810 SF – From 10 to 7 spaces.
Employee parking – Remains the same at 5 persons.
Twenty-five parking spaces required under proposed ratio reductions.

Twenty-five (25) off-street parking spaces are provided on subject parcel in a newly designed lot: 9' 6" x 19' in two rows accessed by a 24'-wide drive aisle. Two (2) ADA-compliant parking spaces, including one (1) van accessible, are included. A 5'-wide pedestrian access path coming off 169th St. is striped across the parking lot separately from the ADA access aisle.

A parking study was conducted by BLA, Inc, a consulting firm from Ithasca, IL and their evaluation was issued June 24, 2025. Projected peak parking demand (weekend, 1:00 PM) was found to be in-line with the 25 spaces provided on subject parcel.

Based on the size of the property and the proposed development including but not limited to landscaping/green space, setbacks, loading zone, etc., the site plan has maximized the number of spaces possible on the property.
It is noted: 1) that it is entirely possible that customers may choose to park on adjacent parcels for their personal convenience, regardless of whether it is authorized or not; and 2) securing cross-parking agreements within 300 feet would potentially provide the required number of spaces and eliminate the need for a developmental variance.

Reviews and Approvals
City Planning Staff have reviewed materials provided by the petitioner.

There were no objections from the Building Commissioner, Chief Fire Inspector, City Engineer, Director of the Hammond Department of Environmental Management (HDEM), Superintendent of Wastewater Management at the Hammond Sanitary District (HSD), nor the Director of the Department of Community Development.

Standards for Granting a Developmental Variance
1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
2. The use and the value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.
3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property.

Staff Recommendation
Staff has reviewed the petitioner's request and recommends that the BZA grant the developmental variance should the Board feel the petitioner has met the standards, subject to the following conditions:

1) Approval of BZA Case No. Z-25-07 and all its conditions;
2) That no less than twenty-five parking spaces be provided on subject parcel.

Mr. Poland concluded the reading of the recommendation section of the staff report.

Chairperson Hill asked if there were any questions from the Board members. There were none.

Chairperson Hill asked if there were any other additions or amendments to the findings of facts. There were none.

FINDINGS OF FACT

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

a) Parking study by BLA, Inc, demonstrates peak parking demand for type of businesses proposed would be covered by 25 parking spaces.
b) Increase in landscaped areas and improved traffic flow benefits neighboring properties.
c) Pedestrian access aisle to public sidewalk along 169th St. ROW provides new connectivity to neighborhood; potentially removes parking demand while potentially taking-up room for two additional parking spaces.

2. The use and the value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

a) Parking study concludes providing for 25 on-site parking spaces is sufficient during peak parking demand, and thus should not adversely affect adjacent properties.
b) Ample parking in 9+ acre Briar East Shopping Center means no measurable impact to shopping center's overall parking supply.
c) 1970 agreement for common areas and 2025 cross access easements allow vehicular access from parking lot to local arterial road 169th St. from multiple spots via neighboring parcels to west & east; plans show all parking lots interconnected.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property.

a) The available provisions under T/S 20.44.08 and T/S 20.31.01 were determined to not be feasible. T/S 20.30.04 was not applicable in C-2 Districts.
b) Cross-parking agreements with the adjacent properties of 3430 169th and 3540 169th were not available.
c) The parking study demonstrated that the 25 spaces available on the property would be sufficient.

d) The 0.70-acre size of the parcel limits available space to be dedicated to parking.
e) The outlot parcel size of the parcel was pre-determined and alterations/expansions of its boundaries may not be possible.

Chairperson Hill asked for a motion to accept the staff report as amended into the record subject to the two (2) conditions as presented by staff and to adopt the Finding of Fact as presented into the record (Z-25-08). Ms. Jasso so moved, seconded by Mr. Faulkner. Roll call vote. Roger Brock/yes, William Hutton/yes, Cynthia Jasso/yes, Dan Faulkner/yes, Kathleen Hill/yes. 5 "Ayes", 0 "Nays", 0 "Abstentions" 0 "Absent". Motion carried.

Chairperson Hill asked for a motion to approve the developmental variance (Z-25-08), subject to the two (2) conditions. Mr. Faulkner so moved, seconded by Ms. Jasso. Roll call vote. Roger Brock/yes, William Hutton/yes, Cynthia Jasso/yes, Dan Faulkner/yes, Kathleen Hill/yes. 5 "Ayes", 0 "Nays", 0 "Abstentions" 0 "Absent". Motion carried.

COMMISSIONER COMMENTS
There were none.

STAFF COMMENTS
Mr. Poland advised the Board there would be a very long meeting in August 2025. There were 5 possible cases. Ms. Hill stated she may not be present at the August 2025 meeting.

PUBLIC COMMENTS
There were none.

ADJOURNMENT
Chairperson Hill called for a motion to adjourn the meeting at 6:20 p.m. Ms. Jasso so moved, seconded by Mr. Brock.

PREPARED BY:

Shannon Morris-Smith

Shannon Morris-Smith
Secretary to the Board of Zoning Appeals

APPROVED BY THE BOARD OF ZONING APPEALS:

Kathleen Hill

Kathleen Hill
Chairperson

Date Approved: 8/26/25