The regular meeting of the Board of Zoning Appeals of the City of Hammond was held on Tuesday, August 26, 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
		Caryn Janiga for
		Shannon Morris-Smith
		BZA Recording Secretary
		Dave Westland
		BZA Attorney

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

APPROVAL OF MINUTES

Chairperson Hill called for a motion to approve the minutes for July 29, 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-25-09 Petition of 7227 Amherst, LLC. for a conditional use regarding T/S 7.11(1) and T/S 7.10(8) to allow primary residential occupancy on the first floor of a building located at 6736 Columbia Avenue in a C-1 Local Commercial District in the City of Hammond

Z-25-10 Petition of 7227 Amherst, LLC. for a developmental variance regarding T/S 7.30 and T/S 7.31 (B) (4) to allow a reduction in the minmum width and lot area requirements for a lot located at 6736 Columbia Avenue in a C-1 Local Commercial District in the City of Hammond

Chairperson Hill asked if the notification requirements had been met. Ms. Janiga stated "Yes".

Mr. Poland made a technical correction on Z-25-10. The correction was made on T/S 7.3 to 7.30.

Richard Dawson, 9812 Twin Creek Boulevard, Munster, IN 46312, represented the petitioner. The petition was for property at 6736 Columbia Avenue. The property next door at 6730 Columbia, the former Salvage business that recently went out of business. The single-family house at 6736 Columbia Avenue and the commercial building at 6730 Columbia Avenue were built on two equal size lots until recently. The lot line now intersects through the middle of the commercial building. The petitioner was requesting approval for conditional residential occupancy of the single-family house and to move the lot line over so the house and the commercial building would be located on their own lots.

The property has only been used as a residential property throughout the years. A large dilapidated garage that connected the house to another alley building has been demolished to create a backyard for the property. A new garage with alley access has been constructed.

Mr. Poland clarified for the Board that the house located at 6736 Columbia Avenue was before the Board for a conditional use was because the zoning was C-1 Local Commercial District and residential was only allowed on the second floor in this zoning classification. The residential property was being separated from the commercial building the residential use will become the primary use on the property. The conditional use was requested to allow the residential use to be allowed on the first floor and the primary use of the property.

Chairperson Hill asked if the primary use of the property conformed with the previous owner. Mr. Poland stated the conditional use was specific to the residential use of the property.

Chairperson Hill asked the petitioner to present to the Board Z-25-10.

Mr. Dawson stated the petition was a request for a developmental variance to allow the new residential lot to be allowed a reduction in the minimum lot wide and lot area requirement for a C-1 Local Commercial District. There would not be a side yard on the north side of the property. An eight-foot easement has been created along the north side of the house. This would allow any future owners to access maintenance of their roofs, gutters, etc. The commercial building and the garage of the residential home shares a common wall "Party Wall" where the lot line runs through both buildings. Mr. Dawson further stated a "Party Wall" agreement has been prepared and recorded for any future property owners of either property would be aware and to know each owner would be responsible for maintenance of their own property. A driveway access agreement has been filed. There would be potential cross over onto the residential property by 50' entering into the commercial property.

Mr. Dawson requested that the Board approval of the developmental variance.

Chairperson Hill asked if there were any questions from the Board. Mr. Hutton asked if there was a survey in the packet. Mr. Poland stated "Yes". Mr. Hutton asked if there was a second floor to the building. Mr. Dawson stated "No". Mr. Hutton asked if there would be any mixed uses on the properties. Mr. Dawson stated "No".

Mr. Poland stated the purpose was to allow the house to be used as a house. The conditional use was building to allow this use. This would remove the non-conforming status and would make the property conforming, and remove financing issues.

Mr. Poland further stated for the record, the reduction would go from a 40' with to a 35.03' width. The square footage would go from 5000 SF to 4378.75 SF. There were two (2) other houses in the block that were used as residential purposes and a third house that was used as a semi-commercial use.

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

Chairperson Hill opened the floor for public comments.

Daniel Marshall, 4646 Henry Street, Hammond, IN 46327
-How close would the property line would be between the residential property and the commercial property.
-Concerned that 8' was not a lot of space to do roofing or brick work.

Chairperson Hill closed the floor for public comments.

Mr. Dawson stated there was an 8' easement that would allow the owner of the residential property the right to enter onto the commercial property on the north side of the property to do maintenance or any activity to pertaining to the residential property. Mr. Dawson further stated there was a large gravel lot on the north side of the house where the easement exists. There would be plenty of space to do maintenance and repair work on the residence.

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

Chairperson Hill asked for staff to read the staff report recommendations (Z-25-09), however it is included in its entirety.

Zoning Citation
Title VII Section 7.11 (1) Any Use of general character as any of the above permitted uses
Title VII Section 7.10 (8) Residential above the ground floor

Background
The petitioner, 777 Amherst, LLC, is seeking to allow for a residential use on the first floor in a C-1 Local Commercial District. The property at 6736 Columbia is an existing single family house that was recently separated from a larger property at 6730 Columbia. The building at 6730 Columbia was formerly used as a salvage/resale retail facility. The house was previously considered to be an accessory use of the commercial use. The intent of the separation is to allow the house to be owned separately which makes the house now the primary use on the property in a C-1 Local Commercial District.

The C-1 district is located on the west side of Columbia Avenue between Mulberry Street and Spruce Street. The area consists of mixed uses of commercial building and single family houses. To the north, east, and south, there is a C-4 General Commercial

District containing a variety of self-storage uses, commercial contractors, and some residential uses. To the west of the C-1 district is a residential neighborhood zoned R-1U Urban Single Family Residential District.

Petition

The petitioner is seeking a conditional use permit to allow for a residential use on the first floor of the building and as a primary use in a C-1 district. This is accomplished via an approval of a conditional use of T/S 7.11 (1) as a use of general or similar character of the permitted use of T/S 7.10 (8) which allows residential only on the second floor.

Analysis

The petitioner has recently demolished a connecting structure between the house and the rear accessory garage at the alley which also connected to the commercial structure at 6730 Columbia Avenue. This creates a backyard for the residence and is a part of the overall intent to separate the existing house from the adjoining commercial building.

This approval will result in the residential building to be reclassified as a legal conforming use. The lot for the residential use is 35.03' x 125', which is subject to a second petition for a lot size variance under Z-25-10. This petitioner would allow the residential lot to be reclassified as a legal conforming residential development.

Reviews and Approvals

City Planning Staff have reviewed materials provided by the petitioner and submitted the petition to City Departments for comments.

There were no objections from the Building Commissioner, Fire Department, City Engineering, Hammond Sanitary District (HSD), or Hammond Department of Environmental Management (HDEM).

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 will provide for reasonable accommodation pursuant to Section 24.53.

Recommendation
Staff has reviewed the petitioner's proposal and recommends that the Board grant the conditional use should the Board feel that the petitioner has met the standards, subject to the approval of Z-25-10.

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. This is an existing residential use in a mixed use C-1 Local Commercial District.
b. The existing residential use would have the least negative impact on the surrounding area versus a commercial use with the associated traffic, noise, etc.
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 residential use is existing and would have no impact on the uses and values in the area.
b. The removal of the connecting accessory building separates the residential use from the commercial use and would improve the values of the residential use.

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 residential use is existing. Other residential uses exist in the C-1 District. There is no impact or adverse effect on the density.
4. The approval will not have an adverse impact on the transportation network, public utilities and educational facilities.
a. A two-car garage is provided for the residential use for its parking requirements, minimizing impacts on street parking.
b. Utilities exist for the residential use.
c. Adequate capacity is available in the educational facilities.
5. The approval will not have an adverse impact on the environment or natural resources.
a. There are no known environmental issues at this site.
b. No natural resources are impacted by the development.
6. The approval will not have an adverse impact on historical, architectural, cultural and archaeological resources.
a. There are no known historical, architectural, cultural, and archaeological resources affected by the project.
7. The approval does not substantially interfere with the comprehensive city zoning plan.
a. Limited residential uses are allowed in the C-1 district. The residential use is existing.
8. The approval will be in compliance with applicable provisions established elsewhere in the Zoning Ordinance.
a. The conditional use is subject to the developmental variance under Z-25-10.
9. The approval will provide for reasonable accommodation pursuant to Section 24.53.
a. This is an existing residential use. There are no known Fair Housing accommodation issues.

Chairperson Hill asked for a motion to accept the staff report into the record subject to the nine (9) conditions as presented by staff and to adopt the Finding of Fact as presented into the record (Z-25-09). Mr. Faulkner 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.

Chairperson Hill asked for a motion to approve the conditional use (Z-25-09) subject to the nine (9) 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.

Chairperson Hill asked the Board if there were any additional questions for Z-25-10. There were none.

Chairperson Hill asked for staff to read the staff report recommendations (Z-25-10), however it is included in its entirety.

Zoning Citation

Title VII C-1 Local Commercial District,
Section 7.30 Area and Width Regulations: Minimum lot width 40' and lot area 5000 SF.
Section 7.31(B)(4) Interior lots require an 8 foot side yard, except for when party walls are use.

Background

The subject property is a single family house located in a C-1 Local Commercial District. It was recently separated from the larger property of 6730 Columbia. The building at 6730 Columbia was formerly used as a salvage/resale retail facility. The house was previously considered to be an accessory use of the commercial use. The intent of the separation is to allow the house to be owned separately which makes the house now the primary use on the property in a C-1 Local Commercial District.

Petition

The petitioner, 777 Amherst LLC, is seeking a developmental variance from Zoning Ordinance 8514, Title VII, Section 7.30 to reduce the minimum lot width from 40' to 35.03' and lot area from 5000 SF to 4378.75 SF, and 7.31(B)(4) to address the required side yard deficiency.

Analysis

The petitioner established the parcel size to separate the house from the commercial development to exclude any portion of the former Hammond Salvage property. The parcel line runs in close proximity of the north wall of the residential structure and through the common wall of the accessory structures. The opportunity to add additional property is not available without compromising the commercial development.

Under Title VII, the minimum lot width and area requirement is established for existing commercial buildings. Even though this is a residential structure, it is located in a C-1 Local Commercial District. This C-1 block contains a mix of single family houses, a commercial building (6730 Columbia) and a residential building used for non-residential purposes (6744 Columbia). Only 6730 Columbia and 6744 Columbia meet the minimum lot size and area requirements. The two other residential structures (6740 and 6742 Columbia) have a lot width of 32 F and 4000 SF. The new parcel is larger than the existing parcel sizes for the two residential buildings.

The petitioner has removed a portion of an accessory structure that connected the house to the commercial buildings. This creates a viable rear yard for the property. An accessory structure that abuts the alley is available to the house as a garage for parking. There is a common wall between the garage accessory building and the remaining commercial structure on 6730. This common wall forms the basis of the new parcel line. A common party wall agreement to address the abutting wall structures is prepared for recording. An ingress/egress easement is prepared to provide for access to the overhead door of the adjacent accessory structure on the commercial lot across the residential lot.

The parcel line runs along the north wall of the residential structure. This creates practical difficulty for the occupant of the house to maintain the north wall, gutters, etc. An 8' access easement on the commercial property is prepared to allow for the residential occupant to maintain the north wall. This access easement is an alternative to the side yard requirement under T/S 7.31 (B)(4).

Reviews and Approvals

No comments or objections were received from the Building Commissioner, Fire Department, City Engineering Department, Hammond Sanitary District, Hammond Department of Environmental Management.

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 Z-25-09.
2) Recording of the side yard access easement, Ingress/egress easement for the accessory structures, and the Common Wall easement for the accessory structures.

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 project will provide for a residential unit to be occupied and act independently from the commercial structure.

b. The parcel size is greater than the two adjacent residential buildings in the C-1 Local Commercial District.

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. The continued use of the residential building provides for housing in the area.

b. The 3 easements provide for access and protections of both the residential and commercial use of the formerly combined properties.

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

a. The approval of the variances and the companion conditional use will resolve the non-conforming status of the residential property.

b. The variance and the easement agreements resolve the difficulties of the existing layout of the property. There is no other available property to address the issues.

Chairperson Hill asked for a motion to accept the staff report 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-25-10). Ms. Jasso 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.

Chairperson Hill asked for a motion to approve the developmental variance (Z-25-10) subject to the two (2) conditions. 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.

Z-25-11 Petition of R2M Property Investment Group, LLC for a developmental variance regarding T/S 3.30 (A) to allow a reduction in the minimum width and lot area requirement to build a single family home located at 4626 Johnson Avenue in a R-1 Single Family Residential District in the City of Hammond

Chairperson Hill asked if the notification requirements have been met. Ms. Janiga stated "No". Mr. Poland further stated the Board was unable to proceed with the case. Staff recommended that the case be tabled to the next meeting. And staff would work with the petitioner and the notification compliance. Chairperson Hill asked if any notifications were sent out. Mr. Poland stated the notifications were sent out first class mail. The notification requirement was certified mail with return receipt. There was not any documentation to prove the notifications were sent out before the required mailing date.

Chairperson Hill asked for a motion to table Z-25-11 to the September 30, 2025 meeting. 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.

Maurice Dawkins, Petitioner, R2M Investment Group, 4930 Columbia Avenue, Hammond, IN 46327, requested to speak to the Board. Dave Westland, BZA Attorney, stated the matter has been tabled and it would be inappropriate to hear anything further on the case. Chairperson Hill recommended that the petitioner meet with staff the next business day to discuss any questions or concerns.

Z-25-12 Petition of Carlos M. Salgado for a developmental variance regarding T/S 3.30(B) to allow a reduction in both the minimum lot area and the minimum lot width requirements for an existing two-unit residential building located at 6604 Jackson Avenue in an R-1U Urban Single Family Residential District in the City of Hammond

Chairperson Hill asked if the notification requirement have been met. Ms. Janiga stated "Yes".

Carlos Salgado, 6604 Jackson Avenue, Hammond, IN 46324, represented the petitioner. Mr. Salgado was requesting a developmental variance to reduce the minimum lot width from 50' to 40', and the minimum lot size from 6250 SF to 5000 SF for a two-family attached dwelling. The building was originally Strack and Van Til grocery store. The developmental variance would legally allow a two-unit home. The front of the building would remain the petitioner's home and the rear unit would be used as a separate rental unit.

Mr. Poland asked how would the existing garage and parking requirements be addressed. Mr. Salgado stated the recommendation to demolish the garage and replace the garage with three (3) off street parking spaces. Mr. Poland asked if the garage was a one (1) or two (2) car garage. Mr. Salgado stated one (1).

Mr. Hutton asked if there was a survey available with the parking arrangement. Mr. Novak stated there was a floor plan.

Chairperson Hill asked if there were any additional questions from the Board. Chairperson Hill asked if there were any plans to add on to the building. Mr. Salgado stated "No".

Chairperson Hill opened the floor for public comments.

Maurice Dawkins, 4930 Columbia Avenue, Hammond, IN 46327
-Asked if site plans were required for all BZA applications

Chairperson Hill closed the floor for public comments.

Mr. Novak stated there was a floor plan that was provided. A site plan was not needed because there were not any additions to the building. Mr. Poland further stated the floor plan was discussed with the Building Commissioner. Per the Building Commissioner, the floor plan would need to be modified because the access to the mechanical room was not acceptable by code.

There was further discussion on the site plan requirements and when there are exceptions for site plans related to the BZA application process.

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

Chairperson Hill asked for staff to read the staff report recommendations (Z-25-12), however it is included in its entirety.

Background

Subject property is a 40' x 125.31' rectangular parcel (5,012± SF; 0.115-acres) at the SW corner of Jackson Ave. and Vine St. It is located in a residential area of South Hammond 1,300' west of Calumet Ave. and 650' south of 165th St, both local arterial roads. Property is zoned R-1U Urban Single Family Residential District and is surrounded by similar R-1U zoning on all sides. This is a residential neighborhood of primarily single family homes.

The 2-unit building on subject parcel was constructed in 1927 with a grocery storefront and residential apartment in rear. It functioned as the first Van Til's grocery store location from 1936-1951 and from 1956-1980 the storefront unit operated as a florist shop. Since then, the building seems to have been mostly occupied exclusively as a residence with the smaller storefront unit mostly vacant.

The history of the number of residential units within the building is not clear, as in the past it may have been illegally occupied as a three-unit building – but the currently planned configuration shows two residential units: Apt. 1 (front) and Apt. 2 (rear.)

In 1971, a 12' x 36' addition was built at property's SE corner. There was a Board of Zoning Appeals hearing on May 6th, 1971, on such a variance for the sub-minimum setback from the south and front property lines and its continued non-conforming use as a florist shop.

Petitioner Carlos M. Salgado received deed ownership of subject parcel on April 13th, 2021, from his mother Karla Y. Cruz, who had received deed ownership on June 26th, 2018.

Petition

The petitioner, owner, and occupant of Apt. 1 (front unit), Carlos M. Salgado, requests a developmental variance from Zoning Ordinance 8514, Title III, Section 3.30(B) to reduce the minimum lot width from 50' to 40' and to reduce the minimum lot size from 6,250 SF to 5,000 SF for a two-family attached dwelling.

This is to allow the completion of a rehabilitation project which will allow occupancy of the building with a front residential unit (the former storefront) and continued occupancy of the rear residential unit (Apt. 2) as a legal conforming use on a legal conforming lot.

Analysis

While a two-family attached dwelling is a permitted use in a R-1U District, the cause of its current legal non-conforming status comes from its sub-minimum lot width and sub-minimum lot size, which fall under the 50' and 6,250 SF minimums for 2-unit properties.

The lot was platted as part of the Green Fields Addition on July 29th, 1916. Lot 11 of this addition was originally 60' x 268.59' (16,115.40 SF.) However, resubdivisions saw the south 20' of Lot 11 split off and split Lot 11 into a west half and an east half. There was a 1922 right-of-way dedication of 9' for an alleyway at the rear of that east half. This resulted in the current sub-minimum lot width and size today. By the time the building here was constructed in 1927, the neighboring home to the south had been constructed. This has left this corner parcel with no space to expand in order to come into zoning compliance.

Off-street parking is limited. There is an existing 14' x 24' detached garage at the rear end of parcel with a short driveway leading to Vine St. Petitioner intends to demolish garage and install three (3) 9' 6" x 19' parking spaces accessed from the alleyway in rear. This will meet the minimum off-street parking required for two-units under T/S 20.41.01(C).

The lot size of 6604 Jackson Avenue could be considered not outside the normal range when compared to the other parcels on its block:

- Seven (7) of the twenty-nine (29) parcels on the 6600-block of Jackson Ave. do not meet the minimum lot width and lot size requirements.
- The only other parcel confirmed to host two units on this block (6605 Jackson Ave, corner parcel directly across the street) does not meet its minimum lot width and lot size requirements.
- The parcels which do meet their minimum lot width and lot size requirements are all single family homes and the preponderance of those are 40'-wide.

See attached tables for breakdown of parcel widths and sizes on 6600-block of Jackson Ave.

Under T/S 3.10 (2), two-family residential units are allowed as long as they do not exceed 20% of the dwelling units on the block. Of the 29 dwelling lots in the 6600 block of Jackson Avenue on both sides of the street, there currently are two identified 2 unit residential buildings. A third unit per this petition request would be approximately 10%. Therefore, it is in compliance with this provision.

Commercial usage of the front unit as the building was originally designed would have a greater impact on the surrounding area due to increased traffic and no availability for off-street parking.

Reviews and Approvals

City Planning Department Staff and City Building Department Staff have reviewed materials provided by the petitioner.

The Building Commissioner, the City Engineer, the Chief Fire Inspector, the Superintendent of Wastewater Management at the Hammond Sanitary District (HSD), and the Director of the Hammond Department of Environmental Management (HDEM) have no objections.

Building Commissioner Bob Vale did indicate the proposed mechanical room (i.e. closet with furnace, hot water heater, etc.) for the front unit (Apt. 1) must be relocated due to current floor plan showing access exclusively via a bedroom closet. Owner has spoken with Comm. Bob Vale and has been informed alternative options for mechanical room placement. Owner to accommodate on future floor plan prior to permits being issued.

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) Accommodation of placement of mechanical room of Apt. 1 (front unit) to be in compliance with Building and Fire Codes;
2) Technical review and final approval of all building and site plans by City Staff, especially in relation to code compliance with occupancy as a two-unit residence;
3) Accommodation of at least three (3) off-street parking spaces on subject parcel;
4) If garage demolished and off-street parking spaces orientated to access from alleyway in rear, then replacement of driveway apron and curb cut on Vine St.

Mr. Novak 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. Seven (7) of the twenty-nine (29) parcels on the 6600-block of Jackson Ave. do not meet the minimum lot area nor lot width requirements.
   b. The parcels on the 6600-block of Jackson Ave. which do meet minimum lot area and lot width requirements are single family homes and the preponderance of those are the same 40' width and 5,012± SF area of subject parcel.
   c. The building was constructed as a two-unit in 1927, though as a mixed-use with a commercial storefront and residential unit in rear, and has always existed as an at-least-two-unit-property.
   d. A residential use in the front unit would have the least negative impact on the surrounding area versus a commercial use with the associated traffic, noise, etc.
   e. The petitioner will comply with the City of Hammond Municipal Code, the International Residential Code and its Indiana amendments, the National Fire Protection Association (NFPA) Code, and applicable Indiana State Statutes.
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. The residential use is existing and would have little to no new impact on the uses and values in the area.

b. Petitioner will provide at least three (3) off-street parking spaces, in compliance with the parking requirements of T/S 20.41.01(C) and alleviate on-street public parking demand.

c. Property has sat underutilized for a decade or more. Full occupancy of both units will stabilize and increase the property value of this lot and thus of the neighborhood.

d. In all directions are similar single and two-family residential uses and zoned R-1U.

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

a. The two unit building was constructed in 1927.

b. There is no opportunity to expand the property.

c. The petitioner will comply with all other applicable City regulations in Zoning Ordinance 8514 and its amendments for development in a R-1U Urban Single Family Residential District (Title III) and for off-street parking (Title XX.)

Chairperson Hill asked for a motion to accept the staff report into the record subject to the four (4) conditions as presented by staff and to adopt the Finding of Fact as presented into the record (Z-25-12). 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.

Chairperson Hill asked for a motion to approve the developmental variance (Z-25-12) subject to the four (4) conditions. Ms. Jasso 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.

<u>Z-25-13 Petition of Christopher J. Golden for a developmental variance to modify T/S 1.50 Definitions to allow a 583 SF addition above the 720 SF maximum for a private garage at 7139 Meadow Lane in an R-1 Single Family Residential District in the City of Hammond</u>

Mr. Poland commented that there are variations of the street name. The correct street name was Meadow Lane.

Chairperson Hill asked if the notification requirement have been met. Ms. Janiga stated "Yes".

Christopher . Golden, 7139 Meadow Lane, Hammond, IN 46324, represented the petitioner. Mr. Golden requested a developmental variance to increase the maximum square footage to construct a garage. The lot to the east of 7139 Meadow Lane was recently purchased and combined into one lot. The current lot size was approximately .5 acres. The lot previously had a garage that was 720 sq. ft. There were improvements made to the lot over the years that included constructing a driveway and landscaping. Mr. Golden further stated he was requesting approval to increase the square footage to construction a 24X24 addition on the back of the garage towards the residence. The addition would be for personal use and would not affect any surrounding properties.

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

Mr. Novak asked for the record if the garage would be constructed to match the current height and style of the existing garage. Mr. Golden stated "Yes".

Mr. Poland asked what would be the purpose of the addition. Mr. Golden stated he had classic cars and lawn equipment that he needs to store.

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. There were none.

Chairperson Hill asked for staff to read the staff report recommendations (Z-25-13), however it is included in its entirety.

Zoning Citation

Title I General Provisions,

Section 1.50 Definitions

For the purpose of this Ordinance, certain terms or words used herein shall be defined as follows:

Garage, Private - An accessory building in a residential district with the capacity of not more than three motor vehicles (720 SF/66.96 sq.m.) for storage only…

Background

Subject property is a rectangular parcel about 57′ wide and 400′ long (22,850 SF, 0.52-acre). This is the product of a combination of two parcels with the Lake County Auditor on 08/11/2025. 7139 Meadow Lane was previously the parcel occupying the west half of subject property and 7142 Lyman Avenue occupied the east half. Subject property fronts on Meadow Lane on the west end but continues through to the Lyman Ave. ROW on its east end. Petitioner and owner Christopher J. Golden resides in a dwelling

with a 2,148 SF footprint on the 7139 Meadow Lane (west) half. On the east half, a little more than 30′ east of the centerline of the subject property, there is a 24′.3′ x 30.3′ (736 SF) detached wood frame garage with a gable roof. Garage was built circa 1987, predating Mr. Golden's ownership of the parcel. In the 2000s, the 1 ½-story single family home that faced Lyman Ave. was demolished, leaving the garage as an accessory building without a primary building (dwelling.) Thus, the 7142 Lyman Ave. parcel has been combined with the 7139 Meadow Lane parcel so that the existing garage is reclassified as an accessory to a primary building (dwelling) of 7139 Meadow Lane.

The subject parcel is zoned R-1 Single Family Residential District. It is surrounded on its north, west, and south sides by a similarly zoned R-1 residential neighborhood of mostly single family homes. Across Lyman Ave. to the east is the new South Hammond Station of the Westlake extension of the South Shore Line commuter rail, which is zoned as a PUD. The 1992 Comprehensive Land Use Plan designates this area Low Density Residential.

This stretch of Lyman Ave. is an area of South Hammond that features a number of century-old farm homes and unusually deep parcels of around 200′. The character is seemingly more rural than surrounding suburban developments, a feature highlighted in this stretch of Lyman Avenue's lack of sanitary sewer service (with dwellings depending on private septic sewer systems.) Lake County enforces a minimum parcel size for installation of new private septic sewer systems, which the 7142 Lyman Ave. parcel did not meet. Subject parcel's legal description is in the township-range format and is not part of a proper subdivision/addition.

Petition

The petitioner, Christopher J. Golden, intends to construct a 24.3′ x 30′ (583.20 SF) addition to the west end of the 24′.3′ x 30.3′ (736.29 SF) garage. This will result in a 1,319.49 SF accessory building, which exceeds the 720 SF max footprint set by the Zoning Ordinance by 600 SF. In particular, petitioner is requesting a developmental

variance from the definition of "Garage, Private" found under T/S 1.50, which sets that 720 SF maximum figure.

The petitioner wishes to utilize a larger garage for storage of his vehicles, yard furniture, large house and yard-keeping equipment, etc., and for attending to his hobbies and private projects. There is no plan to utilize garage for business operations nor as habitable space.

Analysis

The garage addition will follow the height, footprint, and roof ridge of the existing garage. Thus, the garage will be below the maximum 15' peak height allowed and remain 1-story. The addition will use vinyl siding meant to match the existing. This garage is set back over 100' from the rear property line, aka the Lyman Ave. ROW which the overhead garage door faces. The addition will be out of the line-of-sight of those on Lyman Ave, being "behind" (west of) the garage and deeper into the property. The garage is located 50' away from any of the neighbors' residential structures. For these reasons, the appearance of the large size of the garage should be minimized to the public's view.

Lot coverage will be 15.61% upon completion of the garage addition, less than half of the 33% lot coverage maximum allowed for R-1 Districts. The footprint of the completed garage (1,320 SF) will be 61% the size of the dwelling's footprint (2,148 SF.) The garage will be located approximately 10' north of the south property line; all other minimum setbacks will be met in excess. The width of the parcel and location of existing garage does not allow for a second garage the same size as the proposed addition be built north of the existing garage.

There are examples in the South Hammond area (within one-half of one mile of subject property) of garages which exceed the 720 SF maximum set by the 2003 Zoning Ordinance. The following is an incomplete list:
7324 Harrison Ave: 1,391 SF, approximately 34' x 40'
7504 Harrison Ave: 22' x 36' = 792 SF
7112 Lyman Ave. to the north: 32' x 36' = 1,152 SF, 2-story, attached by breezeway
6847 Rosewood St: 23' x 40' = 920 SF
523 173rd St: 2,110 SF, as long as 50' and as wide as 55'

As the two parcels composing subject property were recently combined, it is important to realize the garage and its proposed addition lies within the "rear yard" of the

property. In order to better frame this space as the rear yard, the petitioner has agreed to move the 6' privacy fence further east so it is in line with the east wall of the existing garage. An existing 100 SF shed to the west of the existing garage will be moved north to make room.

There is an existing driveway from Lyman Ave. to the overhead door on the east wall of the garage. The area immediately east of the garage is paved. The remainder of the

driveway which is gravel will be paved by petitioner in the coming year in order to comply with Zoning Ordinance and Building Code. Behind the repositioned fence (which will include a gate), petitioner will pave an area north of the garage to act as a parking pad for his RV and his boat, thus keeping these vehicles within the rear yard and out-of-view.

Petitioner and owner Mr. Golden has made significant improvements to his property and to this once-dilapidated detached garage over his two-plus decades of ownership. Petitioner has no plans to move in the coming years. Building code will be followed when attaching the addition to the existing structure and when pouring the new pad and footings, which will be tied into the existing pad. Petitioner has looked into what will be required to do so. The Building Department will review all final plans.

While the garage currently has its own NIPSCO electrical utility meter and own overhead electrical service line coming-in from the south edge of the property, there are no other utilities connected. Petitioner has no intention to ever use this accessory building as habitable space and any permits or requests to do so will be denied by the City.

Reviews and Approvals

City Planning staff has reviewed materials provided by the petitioner regarding the proposed construction of a 583.20 SF addition to an existing 736.29 SF detached garage.

The Building Commissioner, the City Engineer, the Chief Fire Inspector, the Superintendent of Wastewater Management, & the Director of the Hammond Department of Environmental Management have no objections.

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) All reasonable attempts are made to match design and appearance of garage addition with design and appearance of existing garage structure.
2) No permits will be issued until a commitment document is recorded that documents the following:
a) Accessory building (detached garage) will never be utilized as habitable space;
b) Installation of paved (impervious) driveway from garage to Lyman Avenue right-of-way and anywhere vehicles are to be parked within one year of addition's approval;
c) Re-installation of privacy fence across width of yard either in line with east wall of garage or in the space between garage's east wall and the front building line of neighbor's dwelling at 7146 Lyman Avenue;

Mr. Novak 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 expansion of the garage, as long as never utilized for habitable space nor for a non-compliant home occupation business, should not affect public health and safety.
   b. The structure will be located 50'+ from any other residential structure/dwelling and will follow current Zoning requirements for front yard, side yard and rear yard setbacks, and thus the possibility of a structure fire spreading is mitigated.

c. Total lot coverage of 3,568 SF (16% of a 22,850 SF parcel) is well below the allowed 33% maximum lot coverage allowed in R-1 Districts.
d. Six-foot tall privacy fences run along the side yard property lines, providing some screening with neighboring properties.
e. Completion of impervious-surfaced driveway will end concerns of gravel and dirty being tracked onto Lyman Avenue right-of-way and of non-compliance with driveway regulations in Zoning Ordinance and Building Code.
f. The petitioner will comply with the City of Hammond Municipal Code, the International Residential Code and its Indiana amendments, the National Fire Protection Association (NFPA) Code, and applicable Indiana State Statutes.

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. Examples of garages exceeding the 720 SF maximum allowance for accessory building footprints, including some exceeding the proposed structure's 1,320 SF, exist within this area of South Hammond.
b. The addition to the garage will be set west of the existing garage and deeper within the subject parcel, will be behind a 6' tall privacy fence, and will maintain the current garage's peak height of less-than-15', thus remaining mostly out-of-view of public.
c. The garage is not serviced by gas, water, or sewer utilities, will be built on footings only fitting for an accessory building (not a dwelling), and will remain 1-story and under 15', thus mitigating its potential future misuse as habitable space.
d. The detached garage is set more-than-100' from the Lyman Ave. right-of-way and more-than-50' from neighbors' dwellings, thus mitigating its impact and visibility to the public and to neighboring properties.
e. Across Lyman Ave. is the boarding platform for the new South Shore Line's South Hammond commuter rail station, which will not be affected and of which the garage addition will mostly by out-of-sight.

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

a. The width of the parcel and location of existing garage does not allow for a second garage the same size as the proposed addition be built north of the existing garage.
b. Due to Lake County regulations on minimum parcel sizes for installation of a new private septic tank and field system and Lyman Avenue's lack of sanitary sewer service, the parcel is unable to be developed with a single family home at this time.

c. This 22,850 SF parcel is an unusually large residential lot with a potential 7,540.50 SF of buildable space per maximum lot coverage.
d. The private use of the garage by homeowner will not violate regulations regarding habitable space nor home occupation businesses.
e. The petitioner will comply with all other applicable City regulations in Zoning Ordinance 8514 and its amendments for development in a R-1 Single Family Residential District (Title II), for development of accessory buildings (Titles II & XVIII), for off street parking (Title XX), and for fences (Title XXII.)

Chairperson Hill asked for a motion to accept the staff report 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-25-13). Mr. Faulkner 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.

Chairperson Hill asked for a motion to approve the developmental variance (Z-25-13) subject to the two (2) conditions. Mr. Faulkner 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.

Z-25-14 Petition of Foreign Local Holdings, LLC. for a variance of use allowing T/S 11.10 (7) distribution and T/S 11.10 (10) food processing at 6716-18 Kennedy Avenue for a brewpub as a permitted use T/S 7.10 in a C-1 Local Commercial District in the City of Hammond

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

Chairperson Hill confirmed that the petitioner received the revised staff report. Mr. Poland summarized the changes to the staff report. The changes included technical corrections to capture information from the Hammond Department of Environmental Management and the Hammond Sanitary District. There were appendices that were added to the back of the report that provided technical communication information from each of those boards. The substantive information provided clear information on the original information from the Hammond Department of Environmental Management and the Hammond Sanitary District.

Michael Glowacki, Owner/Operator, Foreign Local Brewery & Taproom, 3149 Martha Street, Highland, IN 46322, represented the petitioner. Mr. Glowacki stated the brewery has been operating in Hammond since February 2022 at Fayette and Oakley Street. The request was to continue producing locally made craft beer and food items for patrons at 6716-18 Kennedy Avenue in a C-1 Local Commercial District.

The brewery and distribution aspect would be processing grain and water to create a sugary liquid that would be converted into alcohol by yeast through means of natural fermentation. The finished conditioned beer would be made into three to seven (3-7) barrel batches, which would be about 100-200 gallons of beer. After the beer has been carbonated it would be placed into kegs or cans for sale to the public, restaurants, bars, liquor stores, and other breweries.

Mr. Poland confirmed with Mr. Glowacki his communication with Mr. Novak and Mr. Massey. Mr. Glowacki stated he spoke with Mr. Novak and Mr. Massey regarding their concerns. The disposal of spent grain after processing would be placed in sealable plastic drums that would be shipped to local farmers within 24 hours. The drums would be stored inside the property. Mr. Glowacki further stated the concerns of liquid spills and the clean-up. There was a plan in place to clean up liquid spills with saw dust and place any spilled product into sealed bags for disposal within 24 hours. Mr. Poland asked what type of vehicles and the number of vehicles that would come to and from the location. Mr. Glowacki advised that self-distribution was their method of distribution. There were not contractual commitments in place and the majority of their sales were in-house. A 30% sales of distribution to local bars, restaurants, and liquor stores, and other breweries compared to 70% sales in-house. Currently, a passenger vehicle/SUV was the method of distribution. There would not be any semi trucks frequenting the facility.

There was a discussion on the Sanitary District concerns. The production, cleaning, and removal of sediment or beer particulate left-over would be evacuated from the fermentation tanks. The evacuation process would be a ratio of 1 gallon of sedimentation waste to 3 gallons of rinse water. The cleaning process would immediately follow the tank evacuation. A 10-25 gallon rinse and a 10 gallon cleaning cycle made of water and a powered brewery wash. A final rinse of 15 gallons of rinse wash. The amount of sedimentation that would go down the drain would be followed by 10 times the amount of rinse water. The pipes would have cleaner and rinse water that would go down the drains at the end of the day. Mr. Poland asked if Mr. Massey's concerns were satisfied. Mr. Glowacki "Yes, to the best of his knowledge".

Mr. Novak further stated the brewery production would only occupy the rear half of the building. There was an overhead garage door to provide onsite access.

Mr. Glowacki concluded his presentation.

Chairperson Hill asked if there were any questions from the Board. Ms. Jasso asked for clarification on the time frame of the byproduct removal. Would it be 12 or 24 hours? Mr. Glowacki stated the byproduct would be removed on the same day between 3-6 p.m.

Z-25-15 Petition of Foreign Local Holdings, LLC. for a variance of use allowing T/S 8.10 (12) tavern and the like at 6716-18 Kennedy Avenue for a brewpub as a permitted use T/S 7.10 in a C-1 Local Commercial District in the City of Hammond

Mr. Glowacki advised the Board that the western portion of the building would be used as the warehouse production facility. The eastern portion would be used as the front of the house where patrons would be seated and purchase products and merchandise to go. The hours of operation would be from 2 p.m. to 11 p.m. seven (7) days a week. Mr. Glowacki further stated the Indiana Tobacco and Alcohol Commission alcohol license requires milk, soup, or sandwiches to be served. The petitioner was planning to obtain a sanitary license with the Lake County Health Department to serve packaged food. There would not be a kitchen build out on premises. Mr. Glowacki further stated there were not any future plans to become a restaurant.

Mr. Novak further stated there were restrooms that included an ADA accessible restroom. There was a discussion on another larger restroom along the north wall that could be converted into an ADA accessible restroom, and the restroom closest to the east wall could be converted into an ADA accessible restroom. Mr. Novak asked if the interior seating would be less than 50 people. Mr. Glowacki stated "Yes".

Mr. Hutton asked where the products would be loaded from the building. Mr. Glowacki stated on the southwest corner of the building there was a 12x12 garage that would be used for loading and unloading. Mr. Hutton asked where the dumpster enclosure was located. Mr. Glowacki stated along the back alleyway to the north of the building. Mr. Hutton asked where the pick up and delivery vehicles would be using the parking lot as the loading dock. Mr. Glowacki stated "Yes". The business would be closed during these times.

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

Chairperson Hill opened the floor for public comments.

Olympia Gutierrez, 6738 Kennedy Avenue, Hammond, IN 46323
-Would there be strong odors related to the brewing process
-Would outside foods be allowed in the tavern

Chairperson Hill closed the floor for public comments.

Mr. Glowacki stated it was uncertain if outside food would be allowed in the tavern. Mr. Poland asked if any aspect of the liquor license prevented outside food from being brought in. Mr. Glowacki stated "No". This was a common practice within the microbrewing industry where there was not a kitchen onsite. Neighborhood restaurants could be offered to customers. This was not a violation of the liquor license or the ATC. Mr. Novak further stated licensed food trucks could be an option as well. Mr. Glowacki stated this was encouraged at their former location.

Mr. Glowacki stated the byproducts would be taken offsite the same day. The tanks would be evacuated and cleaned after processing. The sanitary sewer system would have an adequate amount of water placed into the drain. There was not any anticipation of odors onsite. Mr. Poland further summarized the discussion and concerns of Mr. Novak, HDEM, and Mr. Massey, Sanitary District, related to odor concerns. Mr. Poland further advised Mr. Glowacki that if any of the odor preventive procedures failed and there were odor complaints, the respective departments would be informed and investigate the complaints.

Chairperson Hill asked if the byproducts that would be fed to farm livestock have alcohol in it. Mr. Glowacki stated "No". A different type of fermentation happens on the grain itself. This would be similar to what is found in live probiotic yogurt.

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

Mr. Novak asked if the evacuation run was between 3-6 p.m., Mr. Glowacki stated "No". The farmer would pick up the grain between 3-6 p.m.

Chairperson Hill asked for staff to read the staff report recommendations (Z-25-14), however it is included in its entirety.

Zoning Citation
FROM **Title XI** I-1 Light Industrial District, **Section 11.10** Permitted Uses in I-1 District **Subsections (7)** Distribution and **(10)** Food Processing
TO Title VII C-1 Local Commercial District, **Section 7.10** Permitted Uses in C-1 District

Background
Subject property is a 50' x 120.05' (6,002.50 SF) rectangular parcel fronting on the recently redesigned Kennedy Ave. streetscape in Downtown Hessville. A 1-story, 50' x 120' (6,000 SF) masonry building occupies the entirety of the parcel. To its immediate south is an approximately 120' x 138' paved parking lot which currently features striping that does not maximize use of the available space.

Property is zoned C-1 Local Commercial District, as are the properties to the north, south, and across the street on Kennedy Ave. North of 167th St, Kennedy Ave. becomes C-4 General Commercial District. Kennedy Avenue is the primary commercial corridor and arterial street classification in Hessville. To the west, across a 20'-wide alley, is a neighborhood zoned R-1U Urban Single Family Residential District, comprised primarily of single family homes. To the east of Kennedy Ave. is a likewise single family residential neighborhood zoned R-1. Kennedy Ave. is designated "Commercial" use under the 1992 Comprehensive Land Use Plan.

The building, constructed in 1941, originally hosted a bowling alley and tavern. Since at least 2005, it was owned and occupied by Hose Connections, Inc, which operated a warehousing, distribution, and front-end retail business for industrial and commercial plumbing and hose-related needs. The interior was left with a mostly open floor plan in the rear half of the building conducive to storage and distribution.

Petitioner, Foreign Local Holdings, LLC's master brewer Michael R. Glowacki, purchased subject property and four (4) adjacent parcels in Spring 2025: Two (2) parcels to the north (including a building at 6712 Kennedy Ave. which will remain vacant at this time) and two (2) parcels to the south which comprise the aforementioned parking lot.

Petitioner and owner Mr. Glowacki formally operated his Foreign Local Brewery and Taproom out of leased space at 489 Fayette St. in Downtown Hammond from Feb. 2022

through Nov. 2024. Prior to his occupancy, Sour Note Distillery under 18th Street Brewing operated there. Prior to that lease, Mr. Glowacki had brewing and canning experience operating as a sub-lessee out of Windmill Brewing in Dyer, IN, and elsewhere.

Petition

Petitioner is seeking a variance of use to utilize the existing building as a location for his microbrewery and beer distribution operations. As determined in precedents for 18th Street Brewery and Byway Brewing Co, I-1 uses of Food Processing [T/S 11.10(10)] and Distribution [T/S 11.10 (7)] apply.

Approximately 30% of their sales at their previous location were the brewer acting as wholesaler to retailer to consumer (two-tier sales system.) That is, Foreign Local sells its product (cans and kegs) directly to liquor store retailers and other taverns/restaurants.

Specifically, the brewing and distribution operations will comprise the rear half of the building (3,000± SF), accessible only to employees and separate from any front-end activity open to the public. A concurrent BZA case, Z-25-15, is addressing the front-end's use as a tavern (taproom.)

A standard definition of microbrewery is one that produces less than 15,000 barrels of beer per year. One barrel is 15.5 gallons or two kegs. Petitioner plans to produce only 300 barrels in the first year of operation. For comparison, in 18th Street Brewery's first year, their production goal was 4,000 barrels. Petitioner plans to store the beer produced in cans, bottles, and kegs in order to distribute it directly to liquor retail stores and other taverns and restaurants, though, based on prior experience, the majority of his sales is expected to be in-house via customers visiting the tavern to consume on-site or purchase product to take away.

Hours of operation will be 7 days a week and as follows --
Brewery/Production operation: 7:00am-5:00pm and Tavern/Front-End: 2:00pm-11:00pm

Foreign Local Brewery and Taproom plans for six to eight employees upon opening, mainly in the tavern serving customers. Two or three of these will be on the brewery side, but if they see market growth, brewery employees could increase to six or eight in future years.
Owner estimates an investment of $750,000 in this property.

Analysis

Petitioner received his "Brewer – Small" approval from the Indiana Alcohol and Tobacco Commission (ATC) for this location on July 1st, 2025 – Permit # MM4530895. Petitioner has been in contact with the ATC as he prepares to open (ensuring they do their required inspections, etc.) and has kept all required State approvals current.

Owner has over a decade of experience brewing beer. He spent the previous three years operating a combination microbrewery-tavern at a similar location in a C-3 District. During his time at 489 Fayette St, there were no known police calls or nuisance complaints. He has a proven understanding of what is required to safely and effectively install his fermenting and canning equipment. This includes five (5) 7-barrel stainless steel fermenters, which are 7' tall and 4' in diameter. Owner has contracted with licensed plumber Green Piping Systems, LLC, and with licensed electrician Jolen Electric & Communications, Inc, for this installation.

The fermentation process is quite passive, allowing processed grains, hops, and other plant materials to ferment together with yeast in the aforementioned vats. There will be no open flames or pure ethanol, so, the increased danger of a fire or explosion on-site is mitigated. Around 70% of sales at his past location were in-house via draft beer from

the bar and direct-to-consumer retail of cans, bottles, and kegs. The remaining 30% are brewer acting as wholesaler to retailer to consumer (two-tier sales system.) The low amount of product produced means only small trucks (no semi-trucks) will visit for pick-up and delivery, perhaps once or twice a week. Petitioner often contracts with FedEx, UPS, or other small box truck freight carriers and will coordinate so

loading/unloading does not interfere with tavern operating hours and related customer parking. An existing overhead garage door on the south wall at rear end of building will be utilized. Truck traffic is an important consideration, as Kennedy Ave. is not a through-truck route and truck traffic is meant to be kept the minimum required for servicing local businesses. All vehicles, whether employee, customer, or delivery, will be directed to utilize the two existing Kennedy Ave. driveway aprons as ingress/egress. Egress via the alleyway and residential neighborhood to the west will be discouraged. To this end, petitioner has considered but not committed to a fence and gate on west end of parking lot. A written policy with his truck delivery drivers must be shared with them and enforced by petitioner regarding using only Kennedy Ave. Petitioner is expected to supply us a copy.

Petitioner is aware that a number of business on the east side of Kennedy Ave. utilized the parking lot when Hose Connections was owner. Petitioner is prepared to continue working with the two event spaces across the street to accommodate as best as he can. Petitioner plans to re-stripe parking lot in coming months, in order to increase the number of spaces from 16 to approximately 40+. There is space to extend existing rows and add an additional row of parking while maintaining 9′ 6″ x 20′ spaces and 20′ wide drive aisles. Petitioner is aware of requirement to include at least two ADA-compliant spaces (including a van accessible space) adjacent to the main customer entrance at building's SE (front) corner.

The prior use by Hose Connections as a warehouse and distribution center for industrial supplies with a front-end retail portion for walk-in customers does bear similarities to the proposed uses of petitioner. Truck traffic should comparatively decrease at this location under the new use. Beer production (the light industrial side of business) will maintain daytime hours similar to those of Hose Connections.

Review and Approvals

City Planning Staff has reviewed materials provided by the petitioner.

The City Engineer and the Chief Fire Inspector have no objections.

Building Commissioner Bob Vale requested more detailed plans of the interior improvements. Petitioner is working with architect Bruce Kujawa, of Highland, IN-based Architectural Drafting Services (ADS), to provide these to Commissioner Vale.

Jeff Massey, the Superintendent of Wastewater Treatment and Stormwater Coordinator at the Hammond Sanitary District (HSD), and Ron Novak, the Director of the

Hammond Department of Environmental Management (HDEM), have expressed concerns regarding disposal of fermentation waste and odors from said waste. The used hops and grains can create an offensive decomposing odor and an offensive odorous brown leachate which will attract insects and create a nuisance if not properly contained prior to its pick-up. HSD Superintendent Massey expressed concerns about any leachate escaping outside and entering the storm sewer system including insufficient washing down the equipment that potentially causes off-gases in the combined system and result in nuisance odors.
Petitioner responded, during the evacuation of sediment at the bottom of the fermenters multi-step process, fresh water is run with at least 35 gallons of clean water run after the

disposal of each 2.5 gallons of waste. Superintendent Massey accepted the petitioner's response. Appendix A

HDEM Director Novak requested information detailing the waste storage container plans and a response plan in case odors or materials leak from storage container. Petitioner responded that:
1) Used grains byproduct is used as animal feed. The byproduct is contained in sealable, leak-proof 50-gallon industrial grade drums. The drums are stored on-site, indoors and is available on a daily basis to be removed from the property to be sold as animal feed. A farmer client is contacted for the availability of the byproduct for removal within 12 hours. 2) Measures are being to control spillage of the grain byproduct. Sawdust is used to absorb the liquid and then disposed in sealed containers to be disposed of off-property immediately. Appendix B

Standards for Granting a Variance of 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 included in the variance will not be affected in a substantially adverse manner.
3. The need for the variance arises from some conditions peculiar to the property involved.

4. The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought.
5. Approval of the variance of use does not substantially interfere with the comprehensive city zoning plan.

Recommendation

Staff has reviewed the petitioner's request and recommends that the BZA forward the petition for a variance of use to the City Council with a favorable recommendation should the Board feel the petitioner has met the standards, subject to the following conditions:

1.) Compliance with the waste disposal, odor control, and leachate control measures approved by Hammond Department of Environmental Management and Hammond Sanitary District in Appendix A and B and other applicable regulations.
2.) Beer production is restricted to between the hours of 7:00 am and 5:00 pm and to 3000 SF of the building.

3.) Submittal, technical review, and final approval of all building and site plans by City Staff;
4.) Re-striping parking lot to maximize off-street parking spaces within nine (9) months;
5.) Providing a written policy to all truck delivery drivers and employees to utilize only Kennedy Ave. for access, and potentially recording a commitment document stating so.

Mr. Novak 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.

There was a discussion on the stripping of the parking lot. Mr. Glowacki asked for clarification on the stripping requirements. Mr. Novak clarified the stripping would need to be done on the already paved parking lot. Mr. Poland further advised Mr. Glowacki that parking on gravel was a violation. It was recommended to advise the employees and guest to not park on the gravel.

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. Petitioner/Brewer has over a decade experience brewing and canning beer, and formerly operated this same business at 489 Fayette St. for three years without nuisance complaints.
b. Petitioner's has presented operational and disposal plans per Appendix A & B that are approved by HDEM and HSD.
c. Petitioner has contracted with licensed electrician and plumber for installation of equipment and is in contact with Building Commissioner Bob Vale regarding what plans he requests.
d. Petitioner received Indiana ATC approval for "Brewer – Small" under permit # MM4530895.
e. No open flames, no flammable liquids (including no alcohol levels high enough to catch flame), and no otherwise dangerous or combustible processes will occur on-site.

f. The low volume of beer production (300 barrels per year) means low impact in terms of truck and employee traffic, noise, odor, and waste produced.

g. Beer production and distribution hours will be standard daytime business hours akin to other commercial businesses on Kennedy Avenue: 7:00am to 5:00pm.

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. Occupancy of a vacant building on the newly redesigned Kennedy Ave. will be beneficial to the value of properties in Downtown Hessville and increase corridor's walkability.

b. Truck deliveries will be once or twice a week, utilize smaller box trucks, and will exclusively use Kennedy Ave. to access site. Truck traffic predicted to be less than prior business here.

c. Traffic from customers and employees will be discouraged from leaving the site to the west via the alleyway and residential neighborhood, instead directed to Kennedy Ave.

d. Off-street parking requirements will be met by re-striping the existing paved parking lot immediately south of the building. As many as forty-four (44) spaces are planned.

e. The low volume of beer production (300 barrels per year) means low impact in terms of truck and employee traffic, noise, odor, and waste produced. Use of neighboring businesses and homes will not be limited or impeded by its operations.

f. The entirety of brewing and canning operations will occur inside the facility.

3. The need for the variance arises from some conditions peculiar to the property involved.

a. The interior layout and building's condition, including the open floor plan in the rear half of building, lends itself to a light industrial use like warehousing and distribution, which was the use under prior owner Hose Connections for twenty years.

b. The combination use of a single property for brewing beer and for operating a tavern and retail front-end to sell the beer is a popular and successful business model found nationwide and followed at two existing "brewpub" operations in Hammond for the last ten years. This allows such a business to be financially possible by locating both operations in one place.

c. "Brewpubs," by their very nature, make the product in or near the pub site, which is often located in a commercial corridor to take advantage of tavern customer traffic.

4. The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought.

a. The interior nature of the building for the last twenty years or more was optimized for warehousing and distribution, with a front-end for retail, and thus rehabilitating the building exclusively for a permitted use in a C-1 District may be too onerous to undertake.
b. The small scale of beer production (300 barrels per year) is fitting for this 1-story, 6,000 sq. ft. building and its 120' x 138' paved parking lot.

5. Approval of the variance of use does not substantially interfere with the comprehensive city zoning plan.

a. The 1992 Comprehensive Land Use Plan designates Kennedy Ave. as "Commercial" use, and the proposed combination microbrewery and tavern will not interfere with such designation, especially given the small-scale size of brewing activity.
b. The commercial land uses of neighboring properties will not be adversely affected or limited by the operation of a new microbrewery with limited truck deliveries at this location.

Chairperson Hill asked for a motion to accept the staff report into the record subject to the five (5) conditions as presented by staff and to adopt the Finding of Fact as presented into the record (Z-25-14). Ms. Jasso 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.

Chairperson Hill asked for a motion to forward the variance of use (Z-25-14) to the City Council, with a favorable recommendation subject to the five (5) conditions. 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.

There was a discussion on the process of submitting the documents to the City Council specific to a variance of use.

Chairperson Hill asked for staff to read the staff report recommendations (Z-25-15), however it is included in its entirety.

Zoning Citation

FROM Title VIII C-2 Shopping Center District, **Section 8.10** Permitted Uses in C-2 District

Subsection (12) "Tavern (and the like) with liquor license issued by the state allowing for consumption on premises."
TO **Title VII** C-1 Local Commercial District, **Section 7.10** Permitted Uses in C-1 District

Background
Subject property is a 50' x 120.05' (6,002.50 SF) rectangular parcel fronting on Kennedy Ave. A 1-story, 50' x 120' (6,000 SF) masonry building occupies the entirety of the parcel. To its immediate south is an approximately 120' x 138' paved parking lot.

Property is zoned C-1 Local Commercial District, as are the properties to the north, south, and across the street on Kennedy Ave. North of 167th St, Kennedy Ave. becomes C-4 General Commercial District. Kennedy Ave. is the primary commercial corridor and an arterial street classification in Hessville. To the west, across a 20'-wide alley, is a neighborhood zoned R-1U, comprised primarily of single family homes. To the east of Kennedy Ave. is a single family residential neighborhood zoned R-1. Kennedy Ave. is designated "Commercial" use under the 1992 Comprehensive Land Use Plan.

The building, constructed in 1941, originally hosted a bowling alley and tavern. Since at least 2005, it was owned and occupied by Hose Connections, Inc, which operated a warehousing, distribution, and front-end retail business. Thus, there is a history of this location featuring a tavern (within a bowling alley) for 60 years, from 1941-2001.

Petitioner and owner Mr. Glowacki previously operated his Foreign Local Brewery and Taproom out of leased space at 489 Fayette St. in Downtown Hammond from Feb. 2022 through Nov. 2024.

Petition
Petitioner is seeking a variance of use to utilize the existing building as a tavern, which will function as a front-end "taproom" featuring the beer brewed in the microbrewery that is located in the rear half of the building. "Taverns and the like" are a permitted use in C-2, C-3, and C-4 Districts but not in the C-1 District.

Specifically, the tavern/taproom with comprise the front half of the building (3,000± SF). About 1,000 SF will be accessible only to the employees, with about 2,000 SF left for seating of customers at the two bars and at tables. Indoor seating will be provided for 30-40 guests. At this time, petitioner does not intend to utilize outdoor or open air seating. The aforementioned 2,000 SF will also feature an area at the front of building

where customers may walk-in to purchase beer in cans or kegs without being seated or served.

Hours of operation will be seven (7) days a week – Tavern/Front-End: 2:00pm-11:00pm.

Foreign Local Brewery and Taproom plans for six to eight (6-8) employees upon opening, mainly in the tavern serving customers.

A concurrent BZA variance of use case, Z-25-14, is addressing the rear half's use as a microbrewery (distribution and food processing uses.)

Analysis

Petitioner has spent the previous three years operating a combination microbrewery-tavern at a similarly constructed location in a C-3 District. During his time at 489 Fayette St, there were no known police calls or nuisance complaints. Around 70% of sales at his past location were in-house via draft beer from the bar and direct-to-consumer retail of cans, bottles, and kegs. Petitioner has been in contact with the ATC as he prepares to open (ensuring they do their required inspections, etc.) and has kept all required State approvals current.

To fulfill a requirement of the Indiana ATC under State statute 905 IAC 1-20-1 "Minimum menu requirements," petitioner will offer limited food options to customers -- snacks and pre-packaged foods such as pretzels and cheese. There is to be a small food prep area in the front-end behind a counter. No plans currently to use ovens or other commercial-level kitchen appliances. Petitioner does reserve the right to infrequently host food truck(s) in his parking lot.

Three bathrooms are available to the public, with at least one being fully ADA-compliant. This is sufficient for a tavern providing 30-40 customer seats.

All vehicles, whether employee or customer, will be directed to utilize the two existing Kennedy Ave. driveway aprons as ingress/egress. Egress via the alleyway and residential neighborhood to the west will be discouraged. To this end, petitioner has considered but not committed to a fence and gate on west end of parking lot. Current striping shows 16 parking spaces but ample space exists to re-stripe and increase to as many as 44 spaces while maintaining 9′ 6″ x 20′ spaces and 20′ wide drive aisles. Petitioner is aware of requirement to include at least two ADA-compliant spaces

(including a van accessible space) adjacent to the main customer entrance at building's SE (front) corner. This main entrance will be fully ADA-compliant.

A number of long-existing taverns populate the Kennedy Ave. commercial corridor. Some are located in this C-1 District and others in the adjacent C-4 Districts. This stretch of Kennedy Ave. was rezoned C-1 under the 2003 Zoning Ordinance. However, it

should be noted the business model of this tavern and microbrewery is unique to a standard tavern. Production of unique beer on-site lends to both local and out-of-town customers. By opening the tavern at 2:00pm and closing it at 11:00pm, many of the complaints other taverns receive about noisy or rowdy customers leaving after midnight or being disorderly during the early daytime will be avoided. (Taverns are allowed to be open under Indiana state statute from 7:00am until 3:00am.) This location's past long-term uses which featured a tavern and which featured front-end retail shows a history of uses similar to that proposed in this variance of use.

Review and Approvals

City Planning Staff has reviewed materials provided by the petitioner.

The Building Commissioner, the City Engineer, the Chief Fire Inspector, the Superintendent of Wastewater Treatment and Stormwater Coordinator of the Hammond Sanitary District (HSD), and the Director of the Hammond Department of Environmental Management (HDEM) have no objections to the operation of a tavern at this location. Concerns by Building Commissioner, HSD, and HDEM regarding the microbrewery operation are noted in BZA Case No. Z-25-14.

Standards for Granting a Variance of 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 included in the variance will not be affected in a substantially adverse manner.
3. The need for the variance arises from some conditions peculiar to the property involved.
4. The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought.
5. Approval of the variance of use does not substantially interfere with the comprehensive city zoning plan.

Recommendation

Staff has reviewed the petitioner's request and recommends that the BZA forward the petition for a variance of use to the City Council with a favorable recommendation should the Board feel the petitioner has met the standards, subject to the following conditions:

1.) Approval of BZA Case No. Z-25-14 and all of its conditions of approval;

2.) Maintaining all required Indiana Alcohol and Tobacco Commission (ATC) and Lake County Health Department approvals, permits, and licenses at all times.

Mr. Novak 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. Petitioner formerly operated this same business at 489 Fayette St. (in a C-3 District) for three (3) years without nuisance complaints or major police calls.

b. Tavern/Taproom hours (2:00pm to 11:00pm.) will be shorter than other taverns' hours and thus avoids concerns about noise and nuisance after midnight or during the early daytime.

c. Petitioner received Indiana ATC approval for "Brewer – Small" under permit # MM4530895.

d. No open flames, no flammable liquids (including no alcohol levels high enough to catch flame), and no otherwise dangerous or combustible processes will occur on-site.

e. At this time, all customer seating will occur inside.

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. Occupancy of a vacant building on the newly redesigned Kennedy Ave. will be beneficial to the value of properties in Downtown Hessville and increase corridor's walkability.

b. Examples of long-open taverns on Kennedy Ave. exist, including in this C-1 District. The use of neighboring businesses and homes will not be limited or impeded by its operations.

c. Traffic from customers and employees will be discouraged from leaving the site to the west via the alleyway and residential neighborhood, instead directed to Kennedy Ave.

d. Off-street parking requirements will be met by re-striping the existing 120'x 138' paved parking lot south of the building. As many as forty-four (44) spaces are

e. planned. Thus, impact of customer parking on on-street (public) parking is mitigated.

f. At this time, all customer seating will occur inside. If this changes, any proposal of outdoor or open air seating will be petitioned to the BZA in the future.

3. The need for the variance arises from some conditions peculiar to the property involved.

a. The building was constructed in 1941 as a bowling alley which featured an in-house tavern.

b. "Brewpubs" and taverns are often located on a downtown commercial corridor (like Kennedy Ave. in Hessville) to take advantage of heavier traffic from potential customers.

c. The identity of Downtown Hessville is changing along the Kennedy Ave. commercial corridor, which was recently redesigned to increase walkability. In many downtowns, a "brewpub" (a type of tavern) is a popular destination and complimentary to neighboring businesses.

4. The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought.

a. The combination use of a single property for brewing beer and for operating a tavern and retail front-end to sell the beer is a popular and successful business model found

b. nationwide and followed at two existing "brewpub" operations in Hammond for the last ten years.

c. The relatively small 2,000 SF tavern, with 30-40 seats, is fitting for this 1-story, 6,000 sq. ft. building and its 120' x 138' paved parking lot.

5. Approval of the variance of use does not substantially interfere with the comprehensive city zoning plan.

c. The 1992 Comprehensive Land Use Plan designates Kennedy Ave. as "Commercial" use, and the proposed tavern use will not interfere with such designation.

d. The commercial land uses of neighboring properties will not be adversely affected or limited by the operation of a new tavern with limited truck deliveries to and with on-site parking provided at this location.

Chairperson Hill asked for a motion to accept the staff report 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-25-15). 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 forward the variance of use (Z-25-15) to the City Council, with a favorable recommendation 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

Chairperson Hill requested to have a view on the video monitors that would allow the Board to see the online participants. Mr. Escamilla stated the default setting would be changed for the next meeting.

STAFF COMMENTS

Mr. Novak advised the Board there would be two cases for the September 30, 2025 meeting.

PUBLIC COMMENTS

Mr. Dawkins asked if there was anything that was grandfathered in building a house on a lot where there was a house before. Attorney Westland stated it was not appropriate to discuss this line of questioning. A public comment could be made but it was recommended that the Board and staff does not have a discussion on petitions that were discussed at the meeting. Attorney Westland further stated staff was able to work with petitioners outside of the Board of Zoning Appeals meeting.

ADJOURNMENT

Chairperson Hill called for a motion to adjourn the meeting at 7:57 p.m. Mr. Hutton so moved. "Ayes" all.

PREPARED BY:

Shannon Morris-Smith

Shannon Morris-Smith
Secretary to the Board of Zoning Appeals

APPROVED BY THE BOARD OF ZONING APPEALS:

Kathleen Hill
Chairperson

Date Approved: 12/2/25