The regular meeting of the Board of Zoning Appeals of the City of Hammond was held on Tuesday, January 27, 2026 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 6:01 p.m. Ms. Hill led the reciting of the Pledge of Allegiance.

PRESENT	ABSENT	ALSO PRESENT
Cynthia Jasso (IP)		Brian L. Poland, AICP
Roger Brock (IP)		Director of City Planner
Thomas Kazmierczak (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: ZERO (0) QUORUM

Mr. Poland introduced and welcomed Thomas Kazmierczak to the BZA. Mr. Kazmierczak was the appointment from the Plan Commission.

ELECTION OF OFFICERS FOR 2026

Mr. Poland opened up the Election of Officers for 2026. Mr. Poland asked for a nomination for Chairperson. Mr. Brock motioned to nominate Kathleen Hill, seconded by Ms. Jasso. There were no other nominations. Roll call vote. Roger Brock/yes, Thomas Kazmierczak/yes, Cynthia Jasso/yes, Dan Faulkner/yes, Kathleen Hill/yes. 5"Ayes", 0 "Nays", 0 "Abstentions" 0 "Absent". Motion carried.

Mr. Poland asked for a nomination for Vice-Chairperson. Mr. Faulkner motioned to nominate Mr. Brock, seconded by Mr. Kazmierczak. There were no other nominations. Roll call vote. Roger Brock/yes, Thomas Kazmierczak/yes, Cynthia Jasso/yes, Dan Faulkner/yes, Kathleen Hill/yes. 5 "Ayes", 0 "Nays", 0 "Abstentions" 0 "Absent". Motion carried.

Mr. Poland closed the Election of Officers for 2026.

APPROVAL OF MINUTES

Chairperson Hill called for a motion to table the minutes for October 28, 2025 and December 2, 2025. Ms. Jasso so moved, seconded by Mr. Faulkner. Roll call vote. Roger Brock/yes, Thomas Kazmierczak/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-26-01 Petition of First Metropolitan Builders of America, Inc. for a developmental variance regarding T/S 3.31 (C) and T/S 18.60 (A) from zoning ordinance to allow a rear yard setback of less than 20' to construct two residential structures with an attached accessory garage in an R-1U Urban Single Family Residential District located at 5517 Sohl Avenue and 5521 Sohl Avenue in the City of Hammond, Lake County, Indiana

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

Mr. Poland advised the Board that this petition was written different from the normal petition. A request was being made for the same variance for two adjacent lots as opposed to two separate cases. This would be one case to cover two properties asking for the same variance.

Jack C. Lieser, President, First Metropolitan Builders of America, Inc., 300 W. Ridge Road, Gary, IN 46408, and Justin Keith, First Metropolitan Builders of America, Inc., 300 W. Ridge Road, Gary, IN 46408, represented the petitioner. Mr. Lieser stated the lot size was 44' and 110' deep. This would restrict and not allow modern amenities to be included in the build. A request to reduce the setback from 20' to 11' to allow the construction of a garage.

Chairperson Hill asked if there were any questions from the Board. Chairperson Hill asked if the front setback was good. Mr. Keith stated "Yes".

Mr. Poland asked if both houses would be identical. Mr. Keith stated the homes would be mirror images. Mr. Poland stated front and side yard setbacks met the R-1U zoning

requirement. The rear yard setback was before the Board because of the proposed attached garage.

Chairperson Hill asked if there was any difficulty with the cars driving in/out with the attached garage. Mr. Keith stated "No".

Mr. Poland asked if the distance from the alley rear property line was 11'. Mr. Keith stated "Yes".

Chairperson Hill asked what was the distance between the two homes. Mr. Leiser stated 10'.

Ms. Jasso asked if a one or two car garage would be constructed, and if there would be enough room to drive in and out. Mr. Keith 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 public comments.

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

Chairperson Hill asked for staff to read the staff report recommendations (Z-26-01), however it is included in its entirety.

Zoning Citation
Title II R-1 Single Family Residential District,
Section 3.31(C) Rear Yard Setback Requirements
which reads as follows: "There shall be a rear yard on each lot, the depth of which shall be not less than 20 feet (6.10 meters)..."
in accordance with
Title XVIII Special Provisions,
Section 18.60**(A)** Accessory Buildings - Attached Garages

which reads as follows: "Where the accessory building is structurally attached to a main building, it shall be subject to and must conform to, all regulations of this Ordinance applicable to main buildings."

Background

This BZA case is relatively unique in that it involves two separate but adjacent parcels requesting the same developmental variance in relation to the same model of home and attached garage.

5517 Sohl Ave. and 5521 Sohl Ave. are each 44' x 110' (4,840 SF) rectangular parcels, which meet the minimum requirements of 40' and 4,800 SF to build single family homes in a R-1U District. In recent years, parcels were combined and split to create four (4) 44' x 110' parcels ready to develop in a row - subject parcels are the two middle parcels. Homes once occupied these lots, demolished in 2011.

Part of what is now known as the Jacobs' Square neighborhood, Henry W. Sohl's 4th Addition was platted by the Sohl Family on March 30th, 1887. Almost all homes were constructed prior to 1930, with majority a basic A-frame (gable-front) workers cottage design. The entire Jacobs' Square neighborhood – north, east, and south of subject – is similarly zoned R-1U and developed properties are low-density residential, except for 3 parcels: Apostolic Church of God's Love, Windrich Park, and InnerMission's community garden. To the west across Sohl Ave. is the main US Post Office for Hammond, zoned S-2 Institutional District. Immediately south of post office is a grocery store and strip mall zoned C-4 General Commercial District. Both of these non-residential buildings on west side of Sohl Ave. were built in the mid-1960s.

In recent years, the City of Hammond Redevelopment Commission (HRC) has pushed for redevelopment of single family homes and duplexes on the dozens of vacant lots found in the neighborhood and owned by the City or the HRC. This has culminated in a number of RFPs to build new homes and the creation of the 2026 Jacobs' Square Residential Housing Development Program and its corresponding Allocation Area/TIF District bounded within the 2006 Jacobs' Square Redevelopment Area. The two subject parcels are under the purview of United Neighborhoods, Inc. (UNI). UNI is working with First Metropolitan Builders of America, Inc, to construct affordable housing as defined under Federal Housing and Urban Development (HUD) guidelines. The parcels will remain under HRC-ownership until the construction of the homes are completed. The homes are intended to be sold to qualifying homeowners upon completion.

Petitioner First Metropolitan Builders of America, Inc, is a Munster and Gary-based home construction company founded in 1996, headed by Jack "Jay" Lieser. They have their City of Hammond residential-commercial general contractors license. St. John-based Advanced Skyline Homes, Inc, will work with them to plan and construct the two new single family homes.

Petition

Petitioner First Metropolitan Builders of America, Inc. is seeking a developmental variance regarding T/S 3.31(C) and T/S 18.60(A) from Zoning Ordinance 8514 to allow a rear yard setback of 11', which is 9' less than the required 20', to construct two residential structures (single family homes) each with an attached accessory garage in an R-1U Urban Single Family Residential District.

T/S 3.31(C) covers the actual 20' setback minimum while T/S 18.60(A) states that an attached garage shall be regulated by the main building's setbacks as defined in T/S 3.31(C).

The structure proposed for each parcel uses the same model of home designed by architect Michael E. Stanula of Beecher, IL. Model is a 1-story, 27' 4" tall, 2,310 SF single family home with an alley-accessed, attached garage in the rear of the dwelling. An attached garage is to be 21' 4" x 22' (470 SF.) Properly sloped and paved driveways will provide access between each garage and the alleyway. The layouts of these two homes will be mirrored (flipped.)

Analysis

This neighborhood was platted in 1887. The alley rights-of-way were platted as 12' wide, or 3' to 8' narrower than newer alley widths. The depth of the parcels is 110', or 15' shorter than the average lot depths of newer residential subdivision plats. The preponderance of dwellings with accessory garages are accessed from the rear via the alleyways like subject parcels' proposals. The developer's preference for marketability is to have attached garages.

Each house features 3 bedrooms, 2 bathrooms, and 1,685 SF of 1st floor habitable space. Including attached garage, each house is: 84' at longest; 34' at widest; footprint of 2,310 SF. The front of the dwellings is set back 15' in accordance with R-1U. The rear attached garage is setback at 11'. The dwellings are centered on their lots with matching 5' side yard setbacks on either side to maximize distances from neighboring homes. The lot coverage of 47% is below 50% maximum in R-1U Districts.

The design of the two houses features a main open gable end roof plus two differently-sized open gable ends facing front. The attached garage in rear features an open gable end roof facing alley. A combination of shake siding, vinyl siding, and stone is proposed for the front elevation. The open gable end design style is common within the neighborhood and harkens back to the vernacular architectural styles for working class houses in the late 19th Century. This is an appropriate design for compatibility of infill housing in accordance with T/S 3.80.

The houses are to be on basements, so the grade of the finished first floor closely matches, though may still be shorter, than neighboring homes. Soil borings were done on these parcels by Hammond-based Advanced Engineering Services in 2025 to confirm no buried landfill from prior demolitions.

The proposed single family houses with attached garages in rear comply with the 2026 Jacobs Square Residential Housing Development Program and its RHDP Allocation Area, the 2006 Jacobs Square Redevelopment Area Redevelopment Plan, as well as the 1992 Comprehensive/Land Use Plan that designates Jacobs Square for low-density residential.

Given this 15′ shallowness of the lots compared to the newer standard of 125′, the petition to decrease the rear yard setback by 9′ for primary structures from 20′ to 11′ is not unreasonable.

Reviews and Approvals

City Planning Department Staff have reviewed materials, including elevation drawings, floor plan, and a preliminary site plan provided by the petitioner.

The Building Commissioner, the City Engineer, the Chief Fire Inspector, the Director of the Hammond Department of Environmental Management (HDEM) and the Superintendent of Wastewater Treatment and Stormwater Coordinator of the Hammond Sanitary District (HSD) have no objections regarding BZA Case No. Z-26-01.

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 the BZA grant the developmental variances to both of the properties at 5517 Sohl Avenue and at 5521 Sohl Avenue should the Board feel petitioner has met the standards.

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 design of the houses meets the design parameters for infill housing in T/S 3.80.

b. The 11' setback of the attached garage is safer and provides better maneuverability due to the narrow 12' alley.

c. The proposal follows current Zoning requirements for side yard and front yard setbacks, as well as other Zoning Ordinance regulations like maximum allowed lot coverage or peak building height.

d. 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, which will include mandatory fire separation of a certain rating between the dwellings and the attached garages.

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. Subject properties hosted single family homes prior to their 2011 demolition. Two (2) new single family homes have no new nor increased impact on the uses and density in the area.

b. The construction of single family homes with attached garages in rear which comply with T/S 3.80 will not adversely affect the vacant lots next door nor detract from the existing housing.

c. The property is surrounded on the north, east, and south by similar R-1U zoning and low-density housing.
d. The proposed single family dwelling is compatible with nearby houses in context of front elevation orientation, roof shape, roof pitch, and roof orientation.
e. The development of these two adjacent parcels will stabilize and increase their property values and thus property values of the neighborhood, and their location on Sohl Ave. provides a highly visible example of new improvements.
3) The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property.
a. H. W. Sohl' 4th Addition was platted in 1887, and there is no opportunity to increase the depth of the lot to the current standard of 125' deep.
b. The proposed single family homes with attached garages in rear comply with the 2026 Jacobs' Square Residential Housing Development Program and RHDP Allocation Area, the 2006 Jacobs' Square Redevelopment Area Redevelopment Plan, as well as the 1992 Comprehensive/Land Use Plan that designates Jacobs Square for "low-density residential" use.
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.

Chairperson Hill asked for a motion to accept the staff report into the record as presented by staff and to adopt the Finding of Fact as amended into the record (Z-26-01). Mr. Brock so moved, seconded by Mr. Faulkner. Roll call vote. Cynthia Jasso/yes, Dan Faulkner/yes, Roger Brock/yes, Tom Kazmierczak/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-26-01). Mr. Faulkner so moved, seconded by Ms. Jasso. Roll call vote. Cynthia Jasso/yes, Dan Faulkner/yes, Roger Brock/yes, Tom Kazmierczak/yes, Kathleen Hill/yes. 5 "Ayes", 0 "Nays", 0 "Abstentions" 0 "Absent". Motion carried.

Z-26-02 Petition of Brian Gallas for a developmental variance regarding T/S 2.30 (A) from zoning ordinance to allow a reduction in the 60' minimum lot width in a R-1 Single Family Residential District located at 7352 Nebraska Drive within the City of Hammond, Lake County, Indiana

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

Brian Gallas, 2007 Austin Avenue, Schererville, IN 46375 represented the petitioner. Mr. Gallas was proposing to construct a home on a vacant lot located at 7352 Nebraska Drive. There was previously a home on the lot that was demolished. The proposed home would be 1200 SF. The neighboring homes were constructed on 50 FT lots.

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

Mr. Poland asked if he was a contingent purchaser of the property. Mr. Gallas stated "Yes". Mr. Poland asked if updated elevations and site plan would be provided. Mr. Gallas stated "Yes". Mr. Gallas stated once he officially becomes the owner of the property. Mr. Poland further asked if the setback was comparable to the adjacent houses. Mr. Gallas stated the setbacks appeared to be within the same setback of all the other homes in the neighborhood.

Mr. Poland asked Mr. Novak if the subdivision plat had a platted building line. Mr. Novak stated "Yes". Mr. Novak further stated there was a 30 FT building line, and 14 FT utility easement in the rear.

Mr. Poland summarized to the Board that R-1U zoning allows for a 15' setback in the front yard. A platted building line supersedes zoning. It is common for setbacks to correspond to the streetscapes and uniformity of the neighborhood. This is recorded and binding to the subdivision.

Mr. Poland further advised the petitioner that the garage would not be able to be built within the 14' utility easement in the rear of the property. A site plan, plat of survey, and elevations would be required moving forward.

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

There was a discussion on the status of Mr. Gallas being a licensed sub-contractor in the City of Hammond.

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

Chairperson Hill closed the public comments.

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

Chairperson Hill asked for staff to read the staff report recommendations (Z-26-02), however it is included in its entirety.

Zoning Citation
Title II R-1 Single Family Residential District,
Section 2.30(A) Area and Width Regulations,
which reads as follows:
"Minimum Lot Width of not less than 60 feet (18.29 meters) at the building line."

Background
Petitioner Brian Gallas, of Schererville, IN, is contingent purchaser of property from owner Seattle Bank. Permission given for Mr. Gallas to petition on December 11th, 2025. If approved by the BZA and City Staff, then Gallas Construction will act as the licensed general contractor for construction of home and garage. This will be his 1st new home build in Hammond.

Subject property is a 50' wide rectangular parcel (approximately 7,625 SF) with different lengths for its west side (155') and its east side (150'.) This is due to the front (north) property line not being straight/perpendicular. Lot sits at the end of a gentle curve in the Nebraska Dr. right-of-way. It is a vacant lot close to the mid-point of Nebraska Dr. Nebraska Drive begins at 173rd St. and ends when it intersects with New Hampshire Ave.

Grand Hessville Heights Addition platted in Dec. 1956. The subject parcel has been vacant since a 1-story Ranch-style home was demolished in Dec. 2024. That home, both its neighbors, and 35+ other slab homes in the Addition were constructed in a very similar Ranch-style in 1959. The 1951 Zoning Ordinance was in effect at the time. At that time of platting and construction, the property was zoned "A" Residence District, which set 50' minimum lot width.

Subject parcel is zoned R-1 Single Family Residential District and is surrounded by similar R-1 zoning on all sides of the Addition – to the west, north, and east. To its south (rear) is the Norfolk Southern Nickel Plate railroad tracks, zoned S-1 Open Space and Recreational District; beyond the tracks is more R-1 zoned housing. The City's 1992 Comprehensive Land Use Plan designates this area for "Low Density Residential" use.

Petition

The petitioner is seeking a developmental variance from Zoning Ordinance 8514, Title II, Section 2.30(A) to reduce the minimum lot width at the front building line from 60' to 50'.

The approximately 7,625 SF subject property does meet the minimum lot area of 7,500 SF.

This will allow construction of a 30' x 40' (1,200 SF), 1-story, 3-bedroom, hip-roofed, Ranch-style single family home on slab foundation and a 24' x 24' (576 SF) detached, hip-roofed, 2-car garage on east-half of rear yard accessed by a paved and properly sloped driveway to Nebraska Dr. in compliance with T/S 20.31.02, 20.32.05, and 20.41.01(B).

Analysis

Subject parcel is only vacant lot in 126-lot Grand Hessville Heights Addition.
Subject parcel was occupied by a 1-story home similar to its neighbors from 1959 to 2024, when it was demolished by Order of the City's Board of Public Works and Safety.
Dimensions of subject parcel have not been altered since Addition's 1956 platting.

The lot width of 7352 Nebraska Drive (50') is within normal range when compared to the preponderance of the 126 lots in the Grand Hessville Heights Addition:

Grand Hessville Heights Addition – Lot Width Analysis

- 12.5%, 16 of 128 parcels/lots, meet the minimum 60'+
- 2.7%, or 3 of 113 interior parcels/lots, meet the minimum 60'+
- 8.6%, or 11 of 128 parcels, are narrower than subject parcel/lots <50'
- Thus, the overwhelming majority of lots, including subject parcel, do not meet the minimum lot width of 60' set forth in T/S 2.30(A). They met the 1951 Zoning Ordinance minimum: 50'

Petitioner is aware of T/S 2.80 and the requirement of infill house compatibility with an existing neighborhood. The description of house and garage at the top of this page indicates compliance. The side yard setbacks proposed (House: North side 14' / South

side 6'

Garage: North side 4') meet T/S 2.31(B)(1)(2) minimums and allow for a driveway. Petitioner intends to re-utilize the existing driveway apron. A plat-of-survey will be required to verify apron's position. The current sketch indicates a 37 6" front yard setback at its closest point, the NE corner of home. Petitioner tried to measure comparing neighboring homes during an on-site visit. Petitioner informed the engineered site plan must show home closer to a 30' setback.

Reviews and Approvals

- City Planning Staff have reviewed materials provided by the petitioner, including to-scale, hand-drawn preliminary sketches of the floor/site plan and front elevation view.
- The plat of the Addition, recorded in 1956, was provided by the Office of the Lake County Recorder. It provides details mentioned in the below Conditions of Approval.
- If approved by BZA and sale of parcel to petitioner goes through, then a plat-of-survey and engineered construction, site, and building elevation drawings to be submitted for review.

The Building Commissioner, the City Engineer, the Chief Fire Inspector, the Director of the Hammond Department of Environmental Management (HDEM) and the Superintendent of Wastewater Treatment and Stormwater Coordinator of the Hammond Sanitary District (HSD) have no objections regarding BZA Case No. Z-26-02.

Those determinations are based on preliminary information.

Further review expected by City Staff upon submittal of engineered plans following BZA approval and sale of lot.

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) Technical review and final approval of all final building and site plans by City Staff;
2) Submit an up-to-date and professionally drawn plat-of-survey of property to City Staff;
3) Compliance with the Grand Hessville Heights Addition's platted 30' front yard setback and with the terms of the 14'-wide easement for public utilities along rear of parcel,
which includes keeping these areas clear of any buildings.

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 design of the house meets the design parameters for infill housing in T/S 3.80.

b. 112 of the 128 parcels, or 88%, in the Grand Hessville Heights Addition are less than the minimum 60' wide and thus similarly deficient like subject parcel.

c. That figure increases to 97% under 60' wide when comparing the 110 interior lots.

d. Subject parcel is only vacant lot in 126-lot Grand Hessville Heights Addition.

e. Proposal follows current Zoning minimum requirements for side & rear yard setbacks, the 30' minimum front yard setback noted on Addition plat, as well as other Zoning Ordinance regulations like maximum allowed lot coverage or peak building height.

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. Property had a single family house prior to its Dec. 2024 demolition. A new single family house will have no new nor adverse impact on the uses and density in the area.
b. Accessory parking for required minimum of two (2) vehicles to be provided off-street.
c. Driveway to be of sufficient size and to be positioned by where prior home's driveway was; like the preponderance of other homes on block, to be on "left" side of home.
d. The development of this lot, the only vacant lot in Addition, will stabilize and increase the property value of this lot and thus of the neighborhood.
e. The property is surrounded on the north, east, and west by similar R-1 zoning and single family housing.
f. The proposed single family dwelling is compatible with nearby houses in context of size, front elevation orientation, roof shape, roof pitch, and roof orientation.
3) The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property.
a. Grand Hessville Heights Addition platted in 1956, subject parcel dimensions still same, and there is no opportunity to increase the width or depth of the lot from what exists.
b. Lot can be redeveloped only as a single family home, as this particular use is only permitted use in R-1 Urban Single Family District.
c. The City's 1992 Comprehensive Land Use Plan designates this area for "Low Density Residential" use.
d. 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 with the 3 conditions into the record as presented by staff and to adopt the Finding of Fact as amended into the record (Z-26-02). Mr. Brock so moved, seconded by Ms. Jasso. Roll call vote. Cynthia Jasso/yes, Dan Faulkner/yes, Roger Brock/yes, Tom Kazmierczak/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-26-02) with the 3 conditions. Mr. Faulkner so moved, seconded by Mr. Kazmierczak. Roll call

vote. Cynthia Jasso/yes, Dan Faulkner/yes, Roger Brock/yes, Tom Kazmierczak/yes, Kathleen Hill/yes. 5 "Ayes", 0 "Nays", 0 "Abstentions" 0 "Absent". Motion carried.

Z-26-03 Petition of Reyes Dream Cassa, Inc. 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 2461 New York Avenue in an R-1U Urban Single Family Residential District in the City of Hammond, Lake County, Indiana

Z-26-04 Petition of Reyes Dream Casas, Inc. 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 2633 164th Place in an R-1U Urban Single Family Residential District in the City of Hammond, Lake County, Indiana

Chairperson Hill asked the secretary if the notification requirements had been met. Ms. Morris-Smith stated "No".

Mr. Poland stated this was a similar situation with the next case. Staff has discussed the next steps with the petitioner to prepare for the February meeting.

Mr. Novak asked if a formal motion to table the two cases were needed. Attorney Westland stated the tabling was automatic because the notification requirements had not been met.

COMMISSIONER COMMENTS
There were none.

STAFF COMMENTS
Mr. Poland Thanked Mr. Kazmierczak for accepting the nomination to be the Plan Commission appointee to the BZA.

Mr. Poland advised the Board that the Office of City Planning and the City Engineer have been working with a consultant on a plan for the area around the 173rd Street South Shore Station. This area would be referred to as a subarea of the South Hammond Planning area. This was started because of concerns of traffic generation and the impact of the train station in the neighborhood. Land use discussions were expanded to be included in this boundary area. An amendment to the Comprehensive Plan would eventually take place. The amendment would go before the Plan Commission for

review and to provide a recommendation to the City Council for final approval. Mr. Poland invited the Board members to attend the meetings. Mr. Poland further stated when the meeting has been scheduled the Board would be notified.

Mr. Poland further advised the Board that there would be a February 24, 2026 meeting.

PUBLIC COMMENTS
There were none.

ADJOURNMENT
Chairperson Hill motioned to adjourn the meeting. Ms. Jasso so moved, seconded by Mr. Brock. The meeting was adjourned at 6:39 p.m.

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: 4/28/26