Thomas M. McDermott, Jr.
Mayor

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF HAMMOND

BRIAN L POLAND, AICP
Director of City Planning

Hammond Advisory Board of Zoning Appeals Meeting Agenda
Tuesday, February 24, 2026
6:00 p.m.
Council Chambers, 2nd Floor, Hammond City Hall
5925 Calumet Avenue, Hammond, IN 46320
Also at
www.Zoom.us, Meeting ID 83361782097 Passcode: 840143
or by calling (312) 626-6799 (Chicago)

1. Pledge of Allegiance
2. Roll Call
3. Approval of Minutes for the October 28, 2025 meeting
   Approval of Minutes for the December 2, 2025 meeting
   Approval of Minutes for the January 27, 2026 meeting
4. Old Business
   Z-26-03 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 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
5. New Business
   Z-25-22(A) Petition of Storage DEV Hammond, LLC for approval of a condition use regarding T/S 11.10 (2) Boat Storage/Dry Dock Facility and T/S 11.11 (2) any use similar to permitted uses in T/S 11.10 for a recreational vehicle (RV) storage facility at 3518 Sheffield Avenue in an I-1 Light Industrial District in the City of Hammond, Lake County, Indiana

5925 Calumet Ave. Room G-17
Hammond, IN 46320
Phone 219.853.6397 x 3 • Fax 219.853.6618
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Z-25-22 (B) Petition of Storage DEV Hammond, LLC for approval of a developmental variance regarding T/S 11.31(B)(1) for a reduction of a side yard setback from 10' to 2.16' for a canopy covered recreational vehicle (RV) parking area at 3518 Sheffield Avenue in an I-1 Light Industrial District in the City of Hammond, Lake County, Indiana

Z-25-22 (C) Petition of Storage DEV Hammond, LLC for approval of a developmental variance regarding T/S 11.40 for a reduction of the 136th Street front yard setback from 40' to 38.33' for a canopy covered recreational vehicle (RV) parking area. at 3518 Sheffield Avenue in an I-1 Light Industrial District in the City of Hammond, Lake County, Indiana

Z-25-23 (A) Petition of Storage DEV Hammond, LLC for approval of a developmental variance regarding T/S 19.70.13 to increase the maximum acreage for development self-service storage facility from 3 acres to 4.64 acres, situated on a 21.79-acre lot including wetlands at 3518 Sheffield Avenue in an I-1 Light Industrial District in the City of Hammond, Lake County, Indiana

Z-25-23 (B) Petition of Storage DEV Hammond, LLC for approval of a developmental variance regarding T/S 19.70.15 to increase the maximum height of the building from 15 feet to 38 feet and to allow an increase of the number of stories from one story to three story for two self-storage buildings at 3518 Sheffield Avenue in an I-1 Light Industrial District in the City of Hammond, Lake County, Indiana

Z-25-23 (C) Petition of Storage DEV Hammond, LLC for approval of a developmental variance regarding T/S 19.70.20 to increase the maximum size of 10,000 square feet (footprint) allowed per building to 69,700 square feet for two (2) three-story buildings connected by a drive through aisle, consisting of 31,000 square feet and 38,700 square feet developed in two (2) phases for a self-storage facility at 3518 Sheffield Avenue in an I-1 Light Industrial District in the City of Hammond, Lake County, Indiana

Z-25-23 (D) Petition of Storage DEV Hammond, LLC for approval of a developmental variance regarding T/S 19.70.20 to allow a change of material and construction from masonry construction to use a combination of exterior grade metal panels and brick veneer in construction of buildings for a self-service storage facility at 3518 Sheffield Avenue in an I-1 Light Industrial District in the City of Hammond, Lake County, Indiana

Z-25-23 (E) Petition of Storage DEV Hammond, LLC for approval of a developmental variance regarding T/S 21.24(A) to allow for a sign not to exceed one hundred and ninety-five and one-half (191.5) that is larger than one hundred and twenty (120) square feet allowed in an I-1 zoning district for a self-service storage and recreational vehicle (RV) storage facility at 3518 Sheffield Avenue in an I-1 Light Industrial District in the City of Hammond, Lake County, Indiana

6. Commissioner Comments

7. Staff Comments

8. Public Comments

9. Adjournment

If anyone requires special accommodations for this meeting pursuant to the Americans with Disabilities Act, notice of said requirement should be provided to Sharon Daniels, City of Hammond interim ADA Compliance Officer, at (219) 853-6502 at least twenty-four (24+) hours prior to the meeting. Every reasonable effort will be made to accommodate citizens when prior notice is given.

Appointing Authority Disclosure:

Mayoral Appointments

Kathleen Hill	Current term:	1-3-23 to 1-4-27
Roger Brock	Current term:	1-5-26 to 1-7-30
Daniel C. Faulkner	Current term:	9-18-24 to 1-3-28

Hammond Plan Commission

Thomas E. Kazmierczak	Appointed annually	1-20-26 to 1-27-27

Hammond Common Council

Cynthia Jasso	Current term:	1-6-24 to 1-3-28