

COUNCIL PENDING ORDINANCE NO. 2022- 131
ORDINANCE NO. _____
AS AMENDED _____
CERTIFICATION DATE _____
CERTIFIED BY _____
FAVORABLY _____
UNFAVORABLY _____

**AN ORDINANCE APPROVING A DEVELOPMENTAL STANDARDS VARIANCE FOR
PROPERTY LOCATED AT
7200 E MELTON RD FOR PETITIONER CSODT HOLDINGS, INC**

BE IT ORDAINED by the Common Council of the City of Gary, Indiana as follows:

SECTION 1. Chapter 123 entitled "Zoning Ordinance" of the Code of Ordinances of the City of Gary, Indiana, 1982, and particularly the Zoning Maps, which are made a part thereof, be, and the same as hereby amended as follow: By Establishing a Developmental Standards Variance for the property described as to-wit:

7200 E. Melton Rd

PT.SW SE N. OF US.HWY 20, S'LY & W'LY OF HOBART RD. S.5 T.36 R.7 2.931AC.

The Petition is forwarded with a favorable recommendation by the Gary Board of Zoning Appeals at its meeting held on November 3, 2022.

SECTION 2. That the Zoning Administrator is hereby authorized and directed, upon enactment and Approval of this Ordinance, to cause a change to be made on the Zoning Map Sheet by making certain notations in ink thereon and to record the date of this Amendatory Ordinance.

SECTION 3. This Ordinance shall be in full force and effect from and after the date of passage and publication according to law.

PASSED by the Common Council of the City of Gary, Indiana, this ____ day of _____ 2022.

PRESIDING OFFICER

ATTEST:

CITY CLERK

Presented by me to the Mayor for approval and signature this ____ day of ____, 2022.

CITY CLERK

APPROVED and **SIGNED** by me this ____ day of _____, 2022.

MAYOR, CITY OF GARY, INDIANA

PETITIONER: CSODT Holdings, Inc.

PREPARED BY: Angela Lockett, Corporation Counsel
SPONSORED BY: Carla McVea, Department of Zoning

COMMITTEE ASSIGNMENT _____	Reported-out/Date _____	
1st Reading/Date _____	Committee Hearing/Date _____	
2nd Reading/Date _____	Public Hearing/Date _____	
3rd Reading/Date _____	Final Reading/Date _____	
Passed/Date _____	Defeated/Date _____	Deferred/Date _____
Tabled/Date _____	Override/Date _____	Adopted/Date _____
Publication/Date _____	Community Hearing/Date _____	
Veto _____	Pocket Veto _____	Adopted _____

Board of Zoning Appeals- Executive Summary

2022

Petition # **BZA 2022-20**

Meeting Date:

3-Nov-22

Variance:

Developmental Standards

Criteria:

*** Staff Recommendation details**

- 1) There exists a good and sufficient cause for the requested variance.
 * **The requested setback and building coverage would allow school to be built similar to the existing school on the adjacent parcel.**
- 2) The strict application of the terms of this division will constitute an exceptional hardship to the applicant.
The zoning requirements for lot width of 120 feet wide cannot be achieved.
 * **Additionally the 80% building coverage requirement cannot be achieved and needs to be reduced to 76% width. The proposed building setback of 0' cannot be achieved.**
- 3) The granting of the requested variance will not increase flood heights, create additional threats to public safety, cause additional public expense, create nuisances, cause fraud or victimization of the public, or conflict with existing laws or ordinances.
 * **Public safety will be addressed as stated in the school commitments outlined in the Statement of Understanding , written in the document " Charter School of the Dunes – City of Gary, 10.26.22". The variances will have no impact on flood heights, nor will it conflict with other laws or ordinances.**

Variance Request:

Reduce setback

Municipal Code required	Requested
Front 0'	100.25
120' max lot width	401'

Petitioner:	CSODT Holdings, Inc.
Address:	7200 E MELTON RD GARY IN 46403
Parcel #:	45-09-05-451-001.000-004
Zoning:	Light Industrial
Municipal Code:	Neighborhood Commercial District
Setback	Mandatory build-to-line
Frontage	80% (min)
FAR Comm. Total (max)	1.5
Lot Sizes	120 ' Max parcel width * (unless established prior to June 2016
Side Yard	NA

Gary Lakefront District Zoning Plan and FBC

- Ideally, manufacturing would be centered away from the envisioned station district, instead concentrated in the Route 20 corridor Route east of Lake Street.
- Many support businesses for the trucking industry are appearing along Route 20 east of Lake Street, forming a natural center of concentration which would also support the long term vision.

Petition # **BZA 2022-20**

Meeting Date:

3-Nov-22

Variance:

Developmental Standards

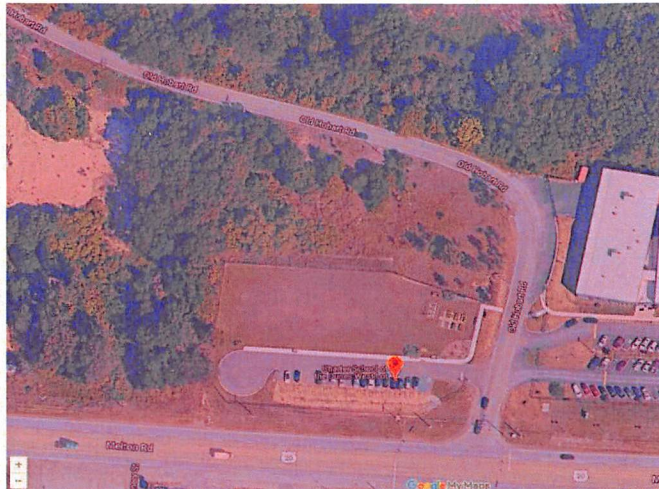
Neighbor Notification:

No. sent:

4

Responses received:

None were received up to November 1, 2022.



←
Light Industrial

name
Light Industrial

Lot Width
130 ft. frontage on Route 20

Setback
40 ft. - 65 ft. build to zone

Street Wall
30%

Rear Yard
30 ft. setback above 20 ft. when abutting residential.

FAR Max
0.5

Permitted Uses
<https://bit.ly/2YQ7LPp>

Additional Info
https://garyin.us/redevelopment/wp-content/uploads/sites/2/2015/10/East_Lakefront_District.compressed-1.pdf

Neighborhood Commercial Plan Diagram

