



CITY OF GARY
ZONING DEPARTMENT

NOTICE OF PUBLIC HEARING

December 1, 2023

NOTICE OF PUBLIC HEARING BY CITY OF GARY BOARD OF ZONING APPEALS

Pursuant to applicable law, the City of Board of Zoning Appeals will hold the **Public Hearing** of the following two petitions at their regularly scheduled meeting on December 14, 2023, at 3:00 p.m. in the Council Chambers, Gary City Hall, 2nd floor, 401 Broadway Gary, IN 46402. The notice and agenda will be posted at City Hall and on the city's website: <https://gary.gov/zoning/board-of-zoning-appeals/>.

1. BZA 2023-08 1927 Central Drive Use Variance

The petitioner, Sonya Broden, requests a use variance in accordance with Sec. 123-284 to use the property as a commercial daycare. The affected real estate is 1927 CENTRAL DRIVE, parcel 45-08-11-306-022.000-004, legal description: CORRECTED PLAT OF MARSHALLTOWN ALL L.15 BL.3, zoning district R3.

2. BZA 2023-09 4067-87 Broadway Special Use Permit

The owner and petitioner, Ranjit Singh, requests a special use permit in accordance with Sec. 123-194(c) to use the property as an automotive dependent and related retail and service establishment (gas station and convenience store). The affected real estate is 4067-87 BROADWAY, parcel 45-08-27-160-001.000-004, legal description: EARLES 3RD GLEN PARK ADD. LOTS 8 TO 12 BL.24, zoning district B3-1.

Public comment will be taken on these two items. A copy of the petitioners' applications and corresponding documents are on file and available for examination in the Zoning Department, Gary City Hall, 401 Broadway Gary, IN, 3rd Floor, Monday - Friday, 9:00am-5:00pm, except for Holidays or in the Law Department in Room 104. Digital copies may be obtained by contacting the Zoning Administrator at zoning@gary.gov or via public records request at publicrecords@ci.gary.in.us.

Written comments in support of, or in opposition to, any of the petitions may be submitted to the Zoning Department at the email or mailing address listed above. Please ensure any written comments are delivered prior to or at the public hearing. Questions regarding any petition may be answered by calling the Zoning Department at (219) 881- 1332 during normal business hours. Note that public hearings and/or specific items on the agenda for public hearing may need to be continued. All changes will be posted on the website listed above. Public hearings are open to the public and commenters will have an opportunity to be heard during the public portion of public hearing items.

401 BROADWAY, SUITE 303
GARY, INDIANA 46402
DIRECT: (219) 881-5090
WWW.GARY.GOV