



AGENDA

Monday – October 27, 2025 – 6:30 PM

City Hall Council Chambers – 6070 Central Avenue - Portage, IN 46368

Call to Order

Roll Call & Determination of Quorum

Approval of Minutes – September 22, 2025

Report of Officers and Committees: Introduce Board of Zoning Appeals calendar for 2026

New Business: Public Hearing

V-23-25: Ramon & Niki Bazaldua 8223 Maple Ave, Gary, Indiana, requesting Variances from Developmental Standards #1) from Chapter 90, Zoning Ordinance, Article 6, Developmental Standards, from Section 90-6.16 Accessory Structures Standards - General (E) Accessory structures are not permitted on a lot prior to any primary structure being constructed Variance #2) from Chapter 90, Zoning Ordinance, Article 6, Developmental Standards, from Section 90-6.16 Accessory Structures Standards - General (I) enclosed accessory structures should be architecturally compatible with the primary structures exterior finish, facade, roof pitch at 1430 Nealon Drive.

V-24-25: Region Contractors c/o Nick Georgiou 912 W Avenue H, Suite 2, Griffith, Indiana requesting 6 Variances from Developmental Standards - Variance #1) from Chapter 90, Article 3, Division 21, BP District, Business Park, from Section 90-3.42 - Development Standards Basics, Minimum Setback Side Yard of 35ft, Variance #2) from Chapter 90, Zoning Ordinance, Article 6, Developmental Standards, from Section 90-6.22 Entrance/drive to be closer than 50 ft, Variance #3) from Chapter 90, Zoning Ordinance, Article 6, Developmental Standards, from Section 90-6.23 Parking Standards – General to allow a gravel driveway at west end of parking lot, Variance #4) from Chapter 90, Zoning Ordinance, Article 6, Developmental Standards, from Section 90-6.27 Parking Standards – All parking lots, (A) Parking lot design, Subsection (1) to

Board of Zoning Appeals Members

Chairman, Denise Little, Mayoral Representative from Plan Commission – December 31, 2025

Vice Chairman, Jim Weller, City Council – December 31, 2026

Brent Wright, Representative from Plan Commission – December 31, 2025

Tim Beal, Mayoral – December 31, 2029

Darren Jones, Mayoral – December 31, 2028

Greg Lach, Alternate – December 31, 2025

allow parking in the front yard setback, Variance #5) from Chapter 90, Zoning Ordinance, Article 6, Developmental Standards, from Section 90-6.27 Parking Standards – All parking lots, (B) Parking lot delineation, to remove curb requirement for parking, Variance #6) from Chapter 90, Zoning Ordinance, Article 6, Developmental Standards, from Section 90-6.32, Fence and wall standards - General, (C) to allow existing fence to remain in front yard at 1900 Douglas Drive.

UV-03-25: Inter Freight, Inc. c/o Jovica Kolar, 2319 Cline Avenue, Gary, Indiana requesting a Use Variance from Chapter 90, Division 20, HC District (Highway Commercial), Section 90-3.39 Intent, permitted uses and special exceptions uses to allow a Semi Trailer parking lot at 6140 Melton Road.

V-25-25: Inter Freight, Inc. c/o Jovica Kolar, 2319 Cline Avenue, Gary, Indiana requesting 3 Variances from Developmental Standards – Variance #1) from Chapter 90, Zoning Ordinance, Article 6, Developmental Standards, from Section 90-6.23, Parking standards – General, (B) Paved parking, to allow for asphalt millings in parking lot, Variance #2) from Chapter 90, Zoning Ordinance, Article 6, Development Standards, Section 90-6.27, Parking standards – All parking lots, (A) Parking lot design, Subsection (2) to allow for there not to be wide landscape divider medians Variance #3) from Chapter 90, Zoning Ordinance, Article 6, Developmental Standards, from Section 90-6.27, Parking standards – All parking lots, (B) Parking lot delineation, to allow the parking lot not to be curbed at 6140 Melton Road.

V-26-25: Ken Thompson, 5098 Concord Avenue, Portage, requesting a Variance from Chapter 90, Article 6, Development Standards, Section 90-6.17 Accessory Structures Standards – Residential Lots (B) to exceed the cumulative square feet of 840 at 5098 Concord Avenue.

V-03-25: PC2 Properties c/o Casey Richards, Falk PLI, 6370 Ameriplex Drive Suite 100, Portage, requesting 4 Variances from Developmental Standards – Variance #1) from Chapter 90, Article 3, Division 21, BP District, Section 90-3.42 Development standard basics, Maximum Lot Coverage of 60% to allow to exceed, Variance #2) from Chapter 90, Zoning Ordinance, Article 6, Developmental Standards, from Section 90-6.22, Entrance/drive standards, (A) Location Subsection (1) Distance from intersection, Local street located at least 100 feet from intersection, Variance #3) from Chapter 90, Zoning Ordinance, Article 6, Developmental Standards, from Section 90-6.27 Parking standards – all parking lots, (G) number of parking spaces, to not meet required number of parking spaces, Variance #4) from Chapter 90, Zoning Ordinance, Article 6, Developmental Standards, from Section 90-6.40, Landscape standards – businesses, (B) Foundation planting area, Subsection (1) to not meet requirement for plantings at 2220 Locust Street.

UV-04-25: Great Lakes Contracting, LLC. c/o Nedal Nabhan, 2515 McCool Road, Portage, Indiana requesting a Use Variance from Chapter 90, Division 6, R4 District (Single-Family Residential), Section 90-3.11 Intent, permitted uses and special exception uses to allow content cleaning at 2515 McCool Road.

Any other matters that may come before this Board of Zoning Appeals.

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