

91026559

PENDING ORDINANCE NO. 89-164
RESOLUTION NO. 6422
As Amended _____
Certification Date _____
Certified By _____
Favorably _____
Unfavorably _____

AN ORDINANCE AMENDING TITLE 15 ENTITLED
"LAND USAGE" CHAPTER 163 ENTITLED
"ZONING CODE" OF THE CODE OF ORDINANCES OF
THE CITY OF GARY, INDIANA.

MAY 31 10 58 AM '91
ROBERT (BOB) REELAND
RECORDER

STATE OF INDIANA/S.S.N.D.
LAKE COUNTY
FILED FOR RECORD

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

Section 1. Chapter 163 entitled "Zoning Ordinance" of the Code of Ordinance of the City of Gary, Indiana, 1982, and particularly the Zoning Maps which are made a part thereof, be, and the same are hereby, amended as follows:

By changing the following real estate on Zoning Map Sheet C5 from its established R2 District to the B1-1 district to-wit:

Lot 1, Block 7; Indian Hills Addition to Gary

Section 2. This ordinance shall be subject to the following conditions:

1. Provide four (4) off-street parking spaces along Melton Road.
2. Maintain the residential character of the structure.
3. Employ residential type landscaping with sidewalks along U.S. 20 and Floyd Street.
4. Prohibit off-street parking along Floyd Street.
5. Complete all improvements no later than sixty (60) days after final approval.

Section 3. That the Director of the Department of Planning and Development is hereby authorized and directed, upon enactment and approval of this ordinance, to cause a change to be made on the Zoning map Sheets by making certain notations in ink thereon and to record the date of this Amendatory Ordinance.

Section 4. This ordinance shall be in full force and effect from and after the date of its passage and publication according to law.

Passed by the Common Council of the City of Gary, Indiana this 16th day of January, 1990.

David Sullivan
PRESIDING OFFICER

ATTEST:
Katie Hall
CITY CLERK

FILED

MAR 8 1991

Arno N. Antos
AUDITOR LAKE COUNTY

00510 1600

Presented by me to the Mayor for his approval and signature this 17th day of January, 1990.

Leticia Hall
CITY CLERK

APPROVED and SIGNED by me this 18 day of January, 1990.

John W. Benson
MAYOR, CITY OF GARY, INDIANA

Favorably Recommended By: Gary City Plan Commission

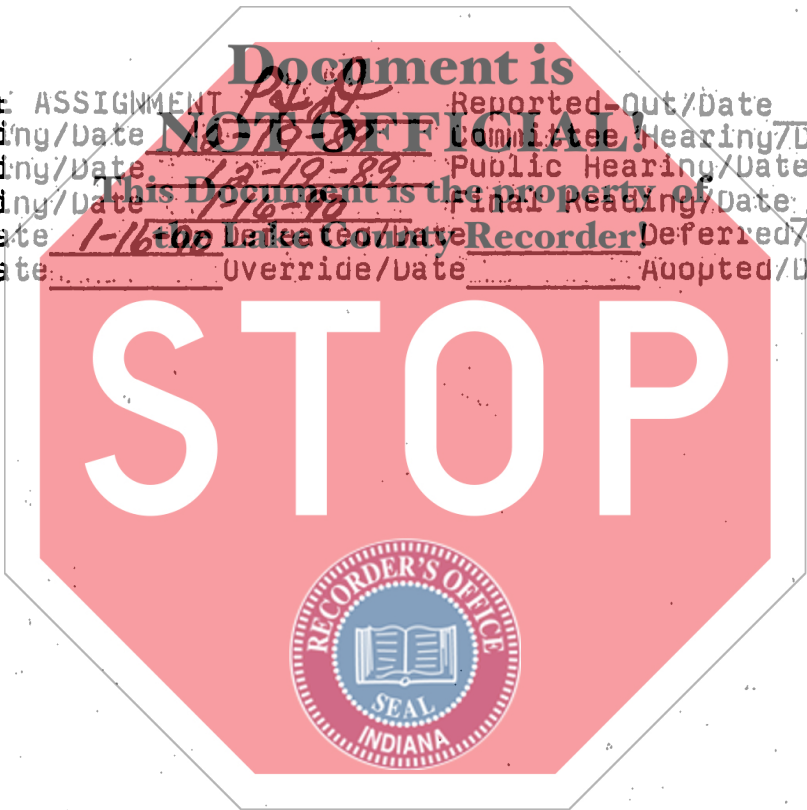
Petitioner: Bernie Culver
1301 Wallace Street, Gary, Indiana

Prepared by: Law Department (GK)

Sponsored by: Gary City Plan Commission

Document is **NOT OFFICIAL!**

COMMITTEE ASSIGNMENT PAID Reported-Out/Date 12-19-89
 1st Reading/Date 12-19-89 Committee Hearing/Date _____
 2nd Reading/Date 12-19-89 Public Hearing/Date 1-16-90
 3rd Reading/Date 1-16-90 Final Reading/Date _____
 Passed/Date 1-16-90 Date to be Rec'd/Date _____
 Tabled/Date _____ Override/Date _____ Aupted/Date _____



NOTE: TO BE SUBMITTED IN 50 COPIES (PLEASE TYPE OF PRINT) AND ACCOMPANIED BY A \$50.00 CHECK OR MONEY ORDER PAYABLE TO THE "CITY OF GARY". ATTACH A SCALE DRAWING SHOWING THE SITE TO BE REZONED AND OTHER PERTINENT INFORMATION.

NO. 89-23 DATE Oct. 10 1989 QUIETUS NO. 28823

TO: Gary City-Plan Commission, State of Indiana

PETITION TO REZONE

(1) I (We) Bernie Culver Agent
Contract Owner _____
Option Owner _____
Owner ✓

(2) of 1301 WALLACE ST. GARY IN. 938-3010
Address City/State Telephone

(3) Hereby petitions you to amend the zoning map of the City of Gary, Indiana by reclassifying from the R 2 District to the B1-1 District the property described as follows:

(4) 5425 E. MELTON RD. 45.87 x 126.7 4.654 sq. ft.
Common Address of Property Size of Parcel Total Area

(5) Legal Description of property: Lot(s) 20/1 EX. S. 4 FT. EX. S. 10 FT.

Block(s) Indian Hills
Subdivision Indian Hills
the Lake County Recorder!

(6) Proposed Use: INSURANCE SALES + SERVICE OFFICE
as allowed under Section Number 163 066 (B)(2)

(7) Name and Address of owners of record
Bernie Culver
1301 WALLACE ST.
GARY, IN. 46404

(8) Reasons for requesting rezoning: PROPERTY WAS PREVIOUSLY ZONED RESIDENTIAL.

(9) Describe the potential economic impact if petition is approved Providing THE SERVICE OF INSURING THE PROPERTY AND LIVES OF THE PEOPLE OF THE COMMUNITY. I WILL ALSO PROVIDE EMPLOYMENT OPPORTUNITIES.

(10) Signature of: FILED Owner
IN CLERK'S OFFICE Petitioner Bernie Culver

OCT 10 1989

KATIE HALL
CITY CLERK
401 BROADWAY, GARY, IN.

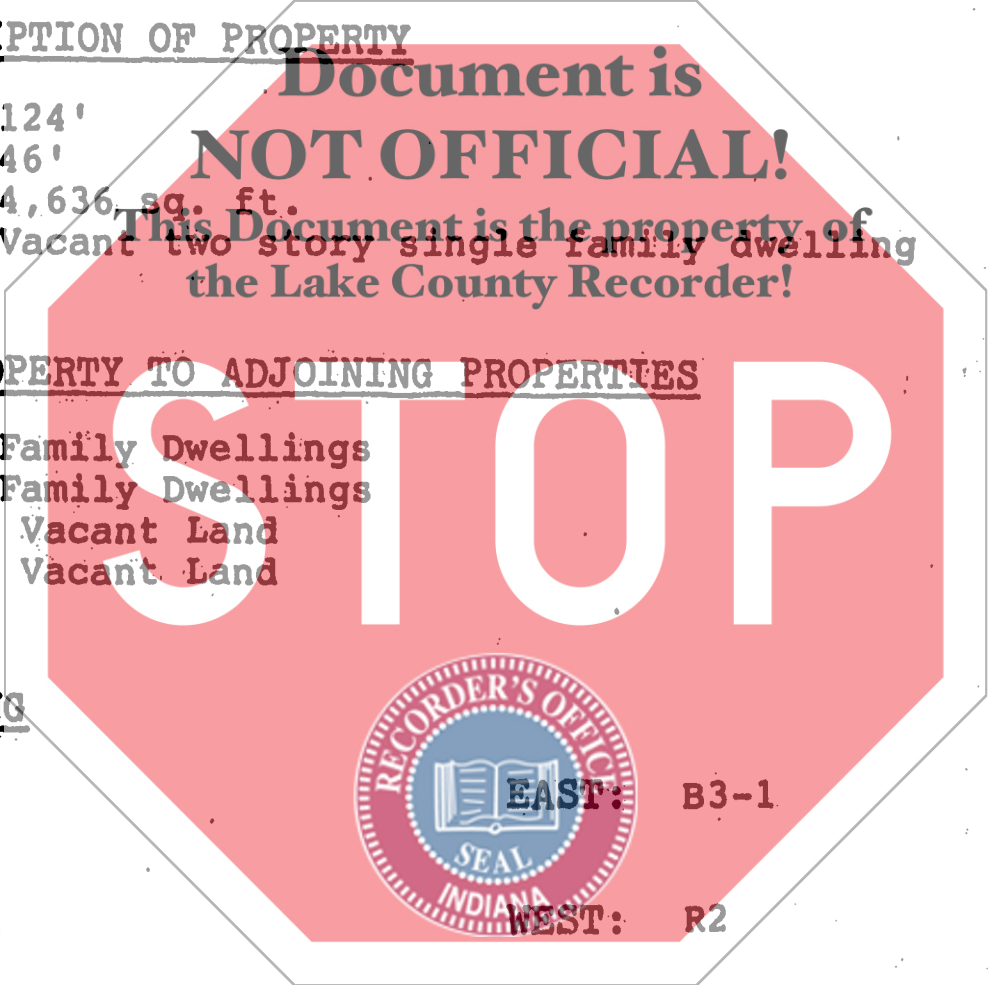
GARY CITY PLAN COMMISSION
PLANNING STAFF TECHNICAL REPORT

PETITION 89-23

Petition of Bernie Culver, 1301 Wallace Street, Gary, Indiana. Petition to rezone at 5425 East Melton Road, Gary, Indiana from the R2 district to the B1-1 district to establish insurance sales and a service office.

PHYSICAL DESCRIPTION OF PROPERTY

FRONTAGE: 124'
DEPTH: 46'
AREA: 4,636 sq. ft.
PRESENT USE: Vacant two story single family dwelling



RELATION OF PROPERTY TO ADJOINING PROPERTIES

NORTH: Single Family Dwellings
SOUTH: Single Family Dwellings
EAST: Office, Vacant Land
WEST: Office, Vacant Land

ADJOINING ZONING

NORTH: B3-1
SOUTH: R2
EAST: B3-1
WEST: R2

PROPOSED USE:

Office Building

RECOMMENDATIONS

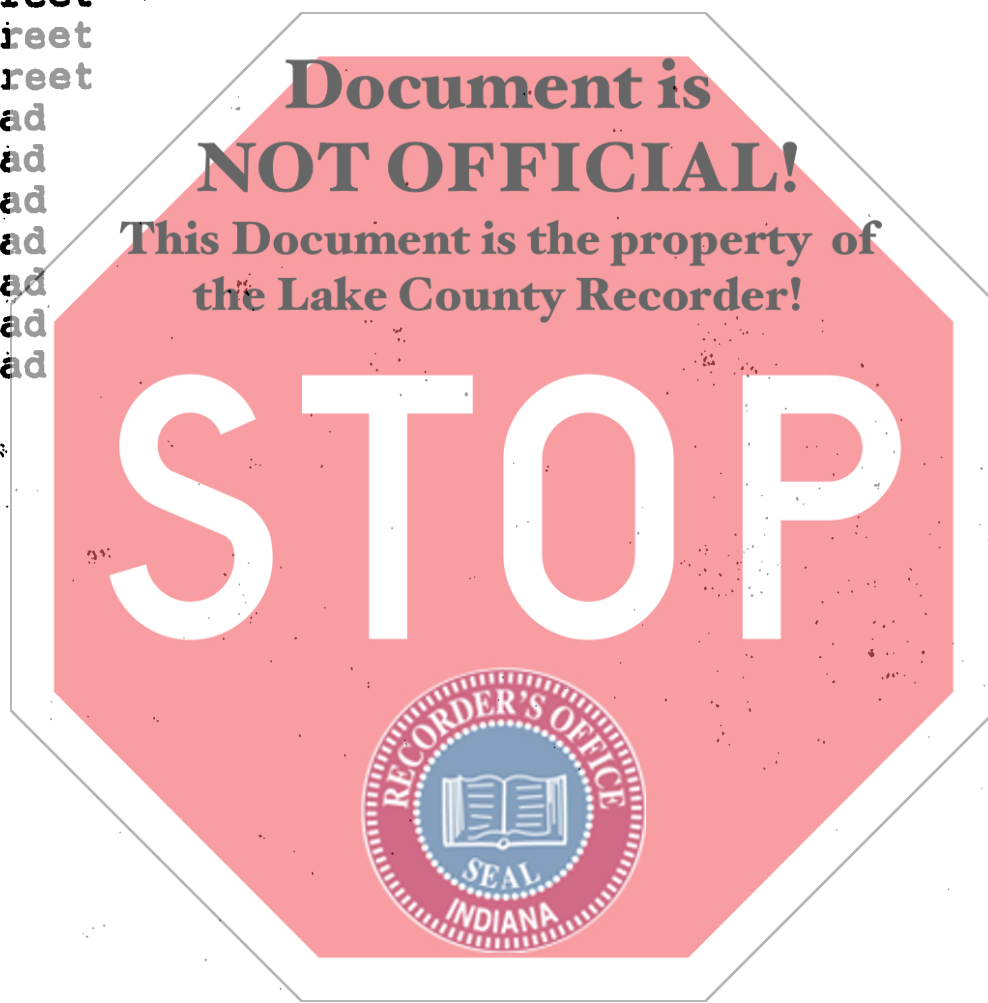
(See Attached Sheet)

LETTERS

Council Members	885 Floyd Street	866 Floyd Street
Miller Business Assoc.	880 Floyd Street	862 Floyd Street
Miller Business Corp.	879 Floyd Street	863 Floyd Street
Indiana State Hghwy. Dept.	870 Floyd Street	858 Floyd Street
886 Floyd Street	871 Floyd Street	855 Floyd Street

OVER--

848 Floyd Street
846 Floyd Street
845 Floyd Street
841 Floyd Street
842 Floyd Street
836 Floyd Street
830 Floyd Street
837 Floyd Street
831 Floyd Street
816 Floyd Street
812 Floyd Street
806 Floyd Street
807 Fayette Street
800 Fayette Street
809 Fayette Street
812 Fayette Street
817 Fayette Street
829 Fayette Street
5434 Melton Road
5505 Melton Road
5524 Melton Road
5512 Melton Road
5500 Melton Road
5428 Melton Road
5414 Melton Road
Dunes Bowl
Donut & Coffee



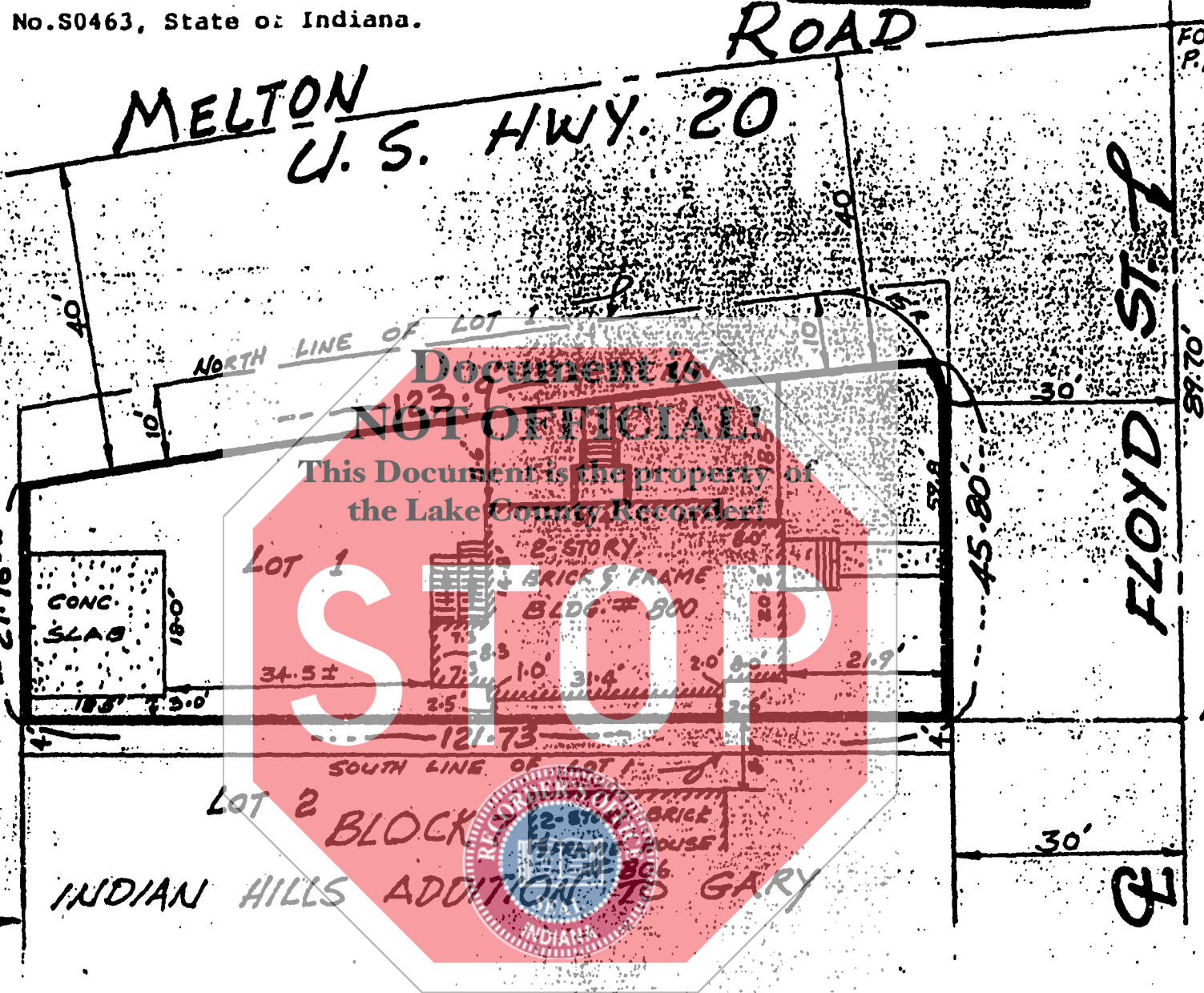
ROAD

FOUND
P.K. NAIL

MELTON
U.S. HWY. 20

ALLEY NO 54 EAST

FLOYD ST



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NOT OFFICIAL

This Document is the property of
the Lake County Recorder!



NOTES:

- 1) All linear dimensions shown hereon are in feet and decimal parts thereof.
- 2) No dimension should be assumed from scaled measurements on this plat.
- 3) Building and other structural dimensions shown hereon should not be used for establishing the property boundaries.
- 4) The subject property is not located in a flood hazard zone.

