

**AREA BOARD OF ZONING APPEALS**  
**OF**  
**ST. JOSEPH COUNTY/SOUTH BEND, INDIANA**

Wednesday, January 3, 2018  
4<sup>th</sup> Floor, Council Chambers

1:30 p.m.  
County-City Building

**AGENDA**

1. The petition of Saint Pius X Catholic Church seeking a variance from the required 35' front yard setback to 12'9", on property located at 52553 Fir Road, Harris Township. Zoned Residential.
2. The petition of Rusk Builders, Inc. seeking the following variances: to allow an accessory structure without a primary structure; from the maximum allowable 960 sq.ft. and 19' height for accessory structures to 5,000 sq.ft. and 22' in height for an existing building, on property located 50434 Portage Road, German Township. Zoned Residential.
3. The petition of Kline Custom Homes seeking the following variances: from the required 21,780 sq. ft. for lot size area to: Lot 4: 17,882.4 sq.ft.; Lot 5: 18,400.1 sq.ft.; Lot 8: 18,282 sq.ft. Lot 9: 20,865 sq. ft.; Lot 10: 19,471.5; Lot 16: 16,297.6 sq.ft.; Lot 17: 16,870.8; Lot 18: 16,101.8; Lot 19: 18,663.5 sq.ft.; on vacant land east and adjacent to 50780 Tumbleweed Trail, proposed plat of Hidden Trails Estates, Harris Township. Zoned Residential.
4. The petition of SCMC Properties LLC seeking the following variances: from the required 21,780 sq.ft. lot size area to: Lot 8: 19,415 sq.ft.; Lot 9: 17,552 sq. ft.; Lot 13: 20,150 sq.ft.; Lot 14: 19,055 sq.ft.; Lot 15: 18,690 sq. ft.; Lot 16: 19,075 sq.ft.; Lot 17: 17,478 sq.ft.; Lot 18:15,082 sq.ft.; Lot 19: 18,828 sq.ft.; Lot 20: 18,784 sq. ft.; Lot 36: 15,632 sq.ft.; Lot 39: 21,149 sq.ft.; Lot 40: 21,620 sq. ft.; Lot 41: 15,156 sq.ft.; Lot 42: 17,656 sq.ft.; Lot 43: 17,953 sq.ft.; Lot 56: 17,889 sq.ft; Lot 57: 15,048 sq.ft.; Lot 58: 15,591 sq.ft.; Lot 59: 16,680 sq.ft.; Lot 60: 16,286 sq.ft. and from the required 100' lot width requirement to the following: Lot 10: 88.24'; Lot 11: 88.24'; and Lot 12: 87.24'; all on vacant land east and adjacent to 10115 Benamin Drive, on the proposed plat of Pleasant Valley North Subdivision, Harris Township. Zoned Residential.
5. The petition of Nikesh J. Amin seeking a variance from the required 20' rear yard setback for parking spaces and trash enclosure to 5', on property located at 52554 State Road 933, Clay Township. Zoned Commercial.

**OTHER BUSINESS:**