

AREA BOARD OF ZONING APPEALS
of
St. Joseph County, Indiana

Wednesday, February 14, 2018
Fourth-Floor Council Chambers

1:30 p.m.
County-City Building

AGENDA

- 1 The petition of Felix & Lorraine D'Souza seeking the following variance(s): 1) from the maximum height of 40' for an integrated center pole sign to 41'-6"; 2) from the maximum sign area of 140 sq.ft. to 226.4 sq.ft.; and 3) from the minimum 10' side yard setback to 1', property located at 1807 LINCOLN WAY EAST, Portage Township. Zoned CB Community Business District.
- 2 The petition of Eugene A and Linda M. Matzat seeking the following variance(s): 1) from the required minimum 20 acres to 1.745, property located at 26520 RILEY, Liberty Township. Zoned A: Agricultural District.
- 3 The petition of Brian & Jamie Blakely seeking the following variance(s): 1) from the maximum allowed 6' fence height to 9' for a solid privacy fence; and 2) from the minimum 8' rear yard setback to 0' for pool and deck, property located at 20089 CROSSWELL ST, Clay Township. Zoned R: Single Family District.
- 4 The petition of Uhaul Real Estate Company seeking the following variance(s): 1) from the required 30' side residential bufferyard setback to 15' on the south, property located at 3410 WESTERN, Portage Township. Zoned GB General Business District.
- 5 The petition of Schafer Ridge Farm LLC seeking the following variance(s): 1) from the required minimum 20 acres to 2.2 acres, property located at 64720 MIAMI HIGHWAY, Union Township. Zoned A: Agricultural District.
- 6 The petition of Peter L And Lois J Holmgren seeking the following variance(s): 1) from required 30' side yard setback to 5', property located at 23599 OSBORNE RD, Union Township. Zoned A: Agricultural District.
- 7 The petition of Madison St Development LLC seeking the following variance(s): 1) from the required landscaping of required perimeter yards on east side of property to none; 2) from the required 15' minimum parking setback to 6' along Madison Street; and 3) from the required interior off-street parking area landscaping to alternate islands at the exterior corners of the lot, property located at 402 MADISON ST, Portage Township. Zoned CBD Central Business District.
- 8 The petition of University of Notre Dame seeking the following variance(s): 1) from the required 25' front yard setback to a 15' front yard setback, property located at 745 N ST PETER STREET, Portage Township. Zoned SF2 Single Family & Two Family District.
- 9 The petition of Charles B. & Marian M. Miller seeking the following variance(s): 1) from the maximum allowed 6' fence height to 8'-9" for a solid fence, property located at 1223 HONAN DRIVE, Portage Township. Zoned SF2 Single Family & Two Family District.

- 10 The petition of 1st Source Leasing Inc seeking a Special Exception Use to allow a Coffee Shop with Drive Through/up Window, and seeking the following variance(s): 1) from the required minimum 30' front setback to 0' on the north and 16' on the west; 2) from the required minimum 15' front parking setback to 0'; 3) from the required minimum 20' side residential bufferyard to 10'; 4) from the required Type B Residential Bufferyard Landscaping on the south to none; 5) from the required foundation landscaping on the north to none; and 6) from the required off-street parking area screening to none, property located at 2602 MISHAWAKA, Portage Township. Zoned LB Local Business District.
- 11 The petition of Rite of Passage seeking a Special Exception Use to allow a Child Caring Institution, and seeking the following variance(s): 1) from required minimum 14 off-street parking spaces to 12; 2) from required 15' side residential bufferyard building setback to 4'; 3) from required 15' rear and side parking setback to 0' on west side and south side; 4) from maximum gross floor area of 5,000 sq. ft. to 9,550 sq. ft.; 5) from required landscaping of required perimeter yards to none; 6) from required off-street parking area screening to none; 7) from required 25' front building setback to 20' and 8) from required minimum 24' vehicle maneuvering aisle to 0' along the alley, property located at 915 27TH, Portage Township. Zoned OB Office Buffer District.

OTHER BUSINESS: