

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

Wednesday, March 14, 2018
Fourth-Floor Council Chambers

1:30 p.m.
County-City Building

AGENDA

- 1 The petition of MADISON STREET DEVELOPMENT LLC seeking the following variance(s): 1) from the required 15' minimum parking setback to 6' along Madison Street, property located at 402 MADISON ST, Portage Township. Zoned CBD Central Business District.
- 2 The petition of MILLERS HOME CAFÉ INC seeking the following variance(s): 1) from the required 30' minimum lot width and frontage to 23.50' of frontage for proposed Lot 1; and 2) from the required 30' minimum lot width and frontage to 26.50' of frontage for proposed Lot 2, property located at 110 E MICHIGAN ST, Olive Township. Zoned TC Town Center.
- 3 The petition of PJAX INC (a.k.a. VITRAN PROPERTIES USA, LLC) seeking the following variance(s): 1) from the required landscaping of required perimeter yards and residential bufferyards to none; 2) from the required foundation landscaping to none; 3) from the required interior off-street parking area landscaping to none and 4) from the required off-street parking lot screening to none, property located at 2903 FOUNDATION DR, German Township. Zoned LI Light Industrial District.
- 4 The petition of SCOTT WROBLESKI seeking the following variance(s): 1) from the maximum allowed 1400 sq. ft. for attached accessory use to 1515 sq. ft., property located at 56251 ARIZONA AV, Penn Township. Zoned R: Single Family District.
- 5 The petition of TIMOTHY C & CHRISTY J HANLON seeking the following variance(s): 1) from the maximum allowable square footage for an accessory building of 1,236 sq.ft. to 3,000 sq.ft., property located at 420 N BEECH RD, Penn Township. Zoned R-1 Residential District.
- 6 The petition of PRAIRIE VIEW FARMS, LLC seeking the following variance(s): 1) from the required 40' minimum rear yard building setback to 30' for the building; 2) from the required 40' minimum rear yard setback to 10' for the parking lot and trash enclosure and 3) from the required 40' minimum front yard setback to 15' for parking and interior access drives, property located at proposed Lot 1 of Goddard School Subdivision, Harris Township. Zoned R: Single Family District.
- 7 The petition of HERITAGE LAND OPERATIONS LLC seeking the following variance(s): 1) from the required 20 acres to 5.6 acres and 2) from the required 30' minimum side yard setback to 9' along the North line, property located at 52615 CURRANT RD, Harris Township. Zoned A: Agricultural District.
- 8 The petition of NANCY J KISTLER , KAREN S TAYLOR, AND SHARON L ARMALY LIFE ESTATES FOR HAROLD J AND PATTY A GEYER seeking the following variance(s): 1) from the required 20 acres to 1.8 acres; 2) from the required 30' minimum rear yard setback to 12' and 3) from the required 35' minimum front yard setback to 0', property located at 21522 SHIVELY RD, Union Township. Zoned A: Agricultural District.

- 9 The petition of CHINODIN CORP (Pokagon Band of Potawatomi) seeking the following variance(s):
1) from the maximum 4' height for a monument sign to 10' and 2) from the maximum allowed 16 sq. ft. of sign area to 40.8 sq. ft., property located at 2906 W PRAIRIE AV, Portage Township. Zoned SF1 Single Family & Two Family District.
- 10 The petition of TYLER J RESLER seeking the following variance(s): 1) from the required 30' minimum side yard setback to 5' for a solar array, property located at 62196 DOGWOOD RD, Penn Township. Zoned A: Agricultural District.

ITEMS NOT REQUIRING A PUBLIC HEARING

1. Findings of Fact
2. Minutes
3. Other Business
4. Adjournment