

**AREA BOARD OF ZONING APPEALS  
Of  
St. Joseph County, Indiana**

**AGENDA**

**Wednesday, August 12, 2020 - 1:30 p.m.**

County-City Building  
Fourth-Floor Council Chambers

**PUBLIC HEARING:**

1. **Location:** 18325 BAILEY AVE and VACANT PARCEL TO EAST  
**Owner:** LITTLE FLOWER VENTURES LLC  
**Requested Action:** Variance(s): 1) from the minimum required lot width of 60' to 40' and 2) from the minimum required side setback of 6' to 4'  
**Zoning:** R: Single Family District (County)
  
2. **Location:** 51699 PRIMROSE RD  
**Owner:** RICK A & SHARON RIEFF  
**Requested Action:** Variance(s): 1) from the minimum required side setback of 8' to 4' 8"  
**Zoning:** R: Single Family District (County)
  
3. **Location:** 65657 BEECH RD  
**Owner:** JESSE A AND JENNIFER J HOLMES  
**Requested Action:** Variance(s): (1) from the minimum required front setback of 35' to 14' and (2) from the minimum required side setback of 30' to 26'  
**Zoning:** A: Agricultural District (County)
  
4. **Location:** 418 W SUPERIOR ST  
**Owner:** ROBERT EARL AND SANDRA KAY GRIGGS  
**Requested Action:** Variance(s): 1) from the maximum square foot area for accessory buildings of 1200 square feet to 2180 square feet  
**Zoning:** R1 Single Family District (Osceola)
  
5. **Location:** 51455 SIMMONS DR  
**Owner:** MICHAEL H BOLIN AND REBECCA JOYCE PODELL-BOLIN  
**Requested Action:** Variance(s): 1) to allow for an accessory structure on a parcel without road frontage  
**Zoning:** R: Single Family District (County)

**ITEMS NOT REQUIRING A PUBLIC HEARING:**

1. Findings of Fact
  - A. Approval of the Findings of Fact from the July 8, 2020 Area Board of Zoning Appeals meeting.
2. Minutes
  - A. Approval of the minutes from the July 8, 2020 Area Board of Zoning Appeals meeting.
3. Other Business
4. Adjournment

The Title VI Coordinator has made available at this meeting/hearing a voluntary Public Involvement Survey to collect demographic data to monitor and demonstrate St. Joseph County's compliance with its non-discrimination obligations under Title VI and Federal Regulation 23CFR 200.9(b)(4), and more importantly, ensure that affected communities and interested persons are provided equal access to public involvement. Compliance is voluntary. However, in order to demonstrate compliance with the federal regulation, the information requested must be documented when provided. It will not be used for any other purpose, except to show that those who are affected or have an interest in proceedings or the proposed project have been given an opportunity to provide input throughout the process.