

City of South Bend

BOARD OF ZONING APPEALS

AGENDA

Monday, April 6, 2020 - 4:00 p.m.
County-City Building
Fourth-Floor Council Chambers

PUBLIC HEARING:

1. **Location:** 907 PORTAGE AVE and 907 1/2 PORTAGE AVE BZA#0008-20
Owner: HOMETOWNE DEVELOPMENT LLC
Requested Action: Variance(s): 1) To allow a detached housing building type in NC Neighborhood Center
Zoning: NC Neighborhood Center
2. **Location:** 1223 THOMAS ST and 1227 THOMAS ST BZA#0009-20
Owner: STEVENS MARLENE
Requested Action: Variance(s): 1) To allow an accessory use without a primary structure ; and 2) From the 10' sight triangle to none
Zoning: U1 Urban Neighborhood 1
3. **Location:** 2302 MICHIGAN ST BZA#0010-20
Owner: JSS INVESTMENTS LLC
Requested Action: Variance(s): 1) From the 10' required minimum front setback to 5' on Michigan Street and 5' on Ewing Avenue; and 2) From the 15' minimum pavement setback adjacent to residential use to 10'
Zoning: C Commercial
4. **Location:** Southwest Corner of Wayne Street & Michigan Street BZA#0012-20
Owner: ST JOSEPH COUNTY PUBLIC LIBRARY
Requested Action: Variance(s): 1) From the 60% minimum transparency on the ground floor and 15% on the upper floors to 50% on the ground floor of Wayne Street, 24% on the ground floor of Michigan Street, and 12.5% on the upper floor of Wayne Street; and 2) From the 100' maximum distance between entries to 164'
Zoning: DT Downtown
5. **Location:** 3610 KELLER ST BZA#0011-20
Owner: East Side Baseball Softball Association Inc.
Requested Action: Variance(s): 1) From the minimum 25' front setback to 5'
Special Exception: A parking lot in a S1 Suburban Neighborhood 1 District
Zoning: S1 Suburban Neighborhood 1

ITEMS NOT REQUIRING A PUBLIC HEARING:

1. Findings of Fact
2. Minutes

3. Other Business
4. Adjournment

NOTICE FOR HEARING AND SIGN IMPAIRED PERSONS

Auxiliary Aid or other services may be available upon request at no charge. Please give reasonable advance request when possible.