

**TOWN OF ST. JOHN**  
**BOARD OF ZONING APPEALS AGENDA**  
**ST. JOHN MUNICIPAL BUILDING**  
**10955 W. 93<sup>RD</sup> AVENUE, ST JOHN, IN 46373**  
**October 18, 2021 7:00 P.M.**

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**4. MINUTES:** None available, please defer.

**5. PUBLIC HEARINGS:**

- A. 2021-16 DEVELOPMENTAL VARIANCE:** from *StJMC 24-95(d) (3) and StJMC 24-96 (b)* to construct a detached 28' x 22' garage in the rear yard and 5' from the side yard at 9211 Park Drive; zoned R-1 - Single Family Residential, 0.24 acre; Carolyn DeYoung (Homeowner) and Ryan Knoll (Knoll & Sons Contractors).
- B. 2021-17 DEVELOPMENTAL VARIANCE:** from *StJMC 24-461 (b)* to exceed the permitted 250 sq. ft. of accessory area by 182 sq. ft. for a 432 sq. ft. accessory building at 9233 W. 91<sup>st</sup> Place; zoned RC-2 PUD - Single Family Residential Planned Unit Development, 0.36 acre; Alex and Bozica Romic (Homeowners).
- C. 2021-18 USE VARIANCE:** from *StJMC 24-473 (a) et. seq. StJMC 24-45* to allow a childcare/daycare facility at 13190 Snowberry Lane; zoned R-2 - Single Family Residential, 0.27 acre; Shawn and Claudia Decker (Property Owners).
- D. 2021-19 DEVELOPMENTAL VARIANCE:** from *StJMC 24-555 (b) (6)* to allow a 4'x 9' electronic message sign at Lake Central Plaza, 8237 Wicker Avenue; zoned C-2 - Highway Commercial, 3.2 acres; Renee Egnatz (Property Owner/Manager).
- E. 2021-20 DEVELOPMENTAL VARIANCE:** from *StJMCS 24-377 (2); 24-376(c); 24-376(g); 24-385(a) (i); 24-516(e) (2); 24-519(c) (2)*; to eliminate bicycle parking, refuse canopy, and reduce setback, coverage and screening from the Route 231 Overlay District at 10815 Park Place; zoned C-2 PUD - Highway Commercial Planned Unit Development, 0.78 acre; Jeff Kilburg (Apex Design Build) and Dr. Emily Smythe (Property Owner/Business Owner).
- F. 2021-21 DEVELOPMENTAL VARIANCE:** from *StJMC 24-83 et. seq. 24-424 (b) (3) et. seq. 24-95 (d) (3)* to encroach 4" into the 10' side yard at 9732 Tall Grass Trail; zoned RC-1 PUD - Single Family Residential Planned Unit Development, 0.39 acre; Blackburn Builders (Property Owner) and Doug Rettig ( DVG Team, Inc.).
- G. 2021-22 DEVELOPMENTAL VARIANCE** from *StJMC 24-95 (d) (1)* to reduce the required 20,000 sq. ft. lot to 17,000 sq. ft. at 8656 Monfort Drive; zoned R-1 - Single Family Residential, 0.46 acre; Josh Nooner (Property Owner) and Doug Rettig ( DVG Team, Inc.).

**6. NEW/OLD BUSINESS:**

**7. PUBLIC COMMENT**

**8. ADJOURNMENT**