

**TOWN OF ST. JOHN
BOARD OF ZONING APPEALS
ST. JOHN MUNICIPAL BUILDING
10955 W. 93RD AVENUE, ST. JOHN, IN 46373
OCTOBER 16, 2023 7:00P.M.**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. MINUTES:

September 18, 2023 Board of Zoning Appeals Regular Meeting

5. PUBLIC HEARINGS:

- A. 2023-16 DEVELOPMENT VARIANCE:** Continued Public Hearing from August 21, 2023 from *StJMC 24-554(f)*, *StJMC 24-554(f)(1)*, *StJMC 24-554(f)(2)*, *StJMC 24-554(b)(4)*, and *StJMC 24-492* to allow an electronic message church bulletin/sign; to allow sign square footage of three hundred and sixty-four (364) square feet or less, a maximum of three hundred and fifty-two (352) square feet larger than permitted; to allow a sign height of eighteen feet and six inches (18' 6"), which is twelve feet and six inches (12' 6") higher than permitted; to allow the sign location to be within the street right-of-way and to have a height of eighteen feet and six inches (18' 6"), which is twelve feet and six inches (12' 6") higher than permitted; and to allow the existing parking space count or greater, at 11211 W. 93rd Avenue and 9330 Wicker Avenue, St. John, IN; St. John the Evangelist Church (Applicant/Owner), Kevin Hunt (Agent/Attorney).
- B. 2023-18 DEVELOPMENT VARIANCE:** from *StJMC 24-385(a)* and *StJMC 24-385(a)(1)* to allow refuse that is not completely contained within the principal building or accessory building, and to allow a refuse building which does not include a roof, at 10845 Parrish Avenue, St. John, IN; S.R. Ande, LLC (Applicant/Owner), Jeff Brant (Agent).
- C. 2023-19 DEVELOPMENT VARIANCE:** from *StJMC 24-96 (b)* and *StJMC 24-462 (a) & (c)* to allow the construction of a detached garage that is approximately sixteen feet in height, two feet taller than what is permitted, and to allow for four feet six inches of side yard, six inches less than what is permitted, at 10281 Joliet Street, St. John, IN; Deanna Mitros (Application Owner), Anna Keller & Michael Label (Agent/GCPro, LLC.).
- D. 2023-20 DEVELOPMENT VARIANCE:** from *StJMC 24-265 (f)* to allow a minimum lot size of at least one acre within an Industrial zoning district, nine acres less than what is currently permitted, at 10501 W. Joliet Street, St. John, IN; Schilling Development (Applicant/Owner), Jack Slager (Agent).

6. NEW/OLD BUSINESS:

7. PUBLIC COMMENT

8. ADJOURNMENT