

Request for  
**VARIANCE OF DEVELOPMENT STANDARD**

Culver Board of Zoning Appeals  
200 East Washington Street  
Culver, Indiana 46511  
Ph. (574) 842-3140

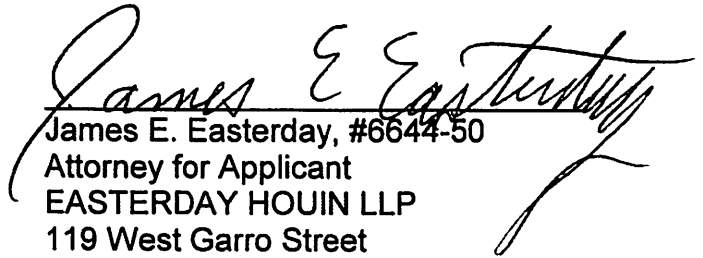
I do hereby apply for Variance of Development Standard on the following described property in accordance with the ordinances of the Town of Culver, Indiana.

1. Applicant: John A. Booth & Danielle D. Booth,  
by James E. Easterday, their Attorney.  
  
Address: 119 W. Garro Street, P.O. Box 188, Plymouth, IN 46563.  
  
Telephone: (574) 936-4100.
2. Owner: John A. Booth & Danielle D. Booth, H & W.
3. Address of Property: 308 E. College Ave.  
Culver, Indiana 46511
4. Size of Lot or Acreage of Parcel: 0.21 Ac. +/-
5. Legal Description: Attached as Exhibit "A".
6. Zoning: R-1
7. Requested Variance: East Side Yard of 2 ft. on addition.  
(Present setback: 0 ft.)
8. Ordinance Requirement: Side yard setback: 10 feet.
9. Proposed Use: Owner intends to remove a deck and place an addition on the residence with attached garage.

10. Hardship:

Extremely narrow lot, present residence already constructed, only off-street access to rear, and nonconforming structure to be removed.

RESPECTFULLY SUBMITTED,

A handwritten signature in cursive script that reads "James E. Easterday". The signature is written in black ink and is positioned above the typed name and address.

James E. Easterday, #6644-50  
Attorney for Applicant  
EASTERDAY HOUIN LLP  
119 West Garro Street  
P.O. Box 188  
Plymouth, IN 46563  
(574) 936-4100

**LEGAL DESCRIPTION  
308 E College Ave  
Culver, IN 46511**

**A TRACT OF LAND DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF LOT NUMBERED 6 AS SHOWN ON THE PLAT OF DILLON AND MEDBOURN'S ADDITION TO THE TOWN OF CULVER CITY, MARSHALL COUNTY, INDIANA; THENCE NORTH 60 FEET; THENCE WEST ALONG THE NORTH SIDE OF COLLEGE STREET, 162 FEET TO THE PLACE OF BEGINNING; THENCE NORTH, 170.6 FEET; THENCE WEST ALONG A FORTY FOOT ROAD, 53 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF THE TRACT HEREIN DESCRIBED, 170.6 FEET; THENCE EAST 53 FEET TO THE PLACE OF BEGINNING.**

**EXHIBIT A**



Overview



Legend

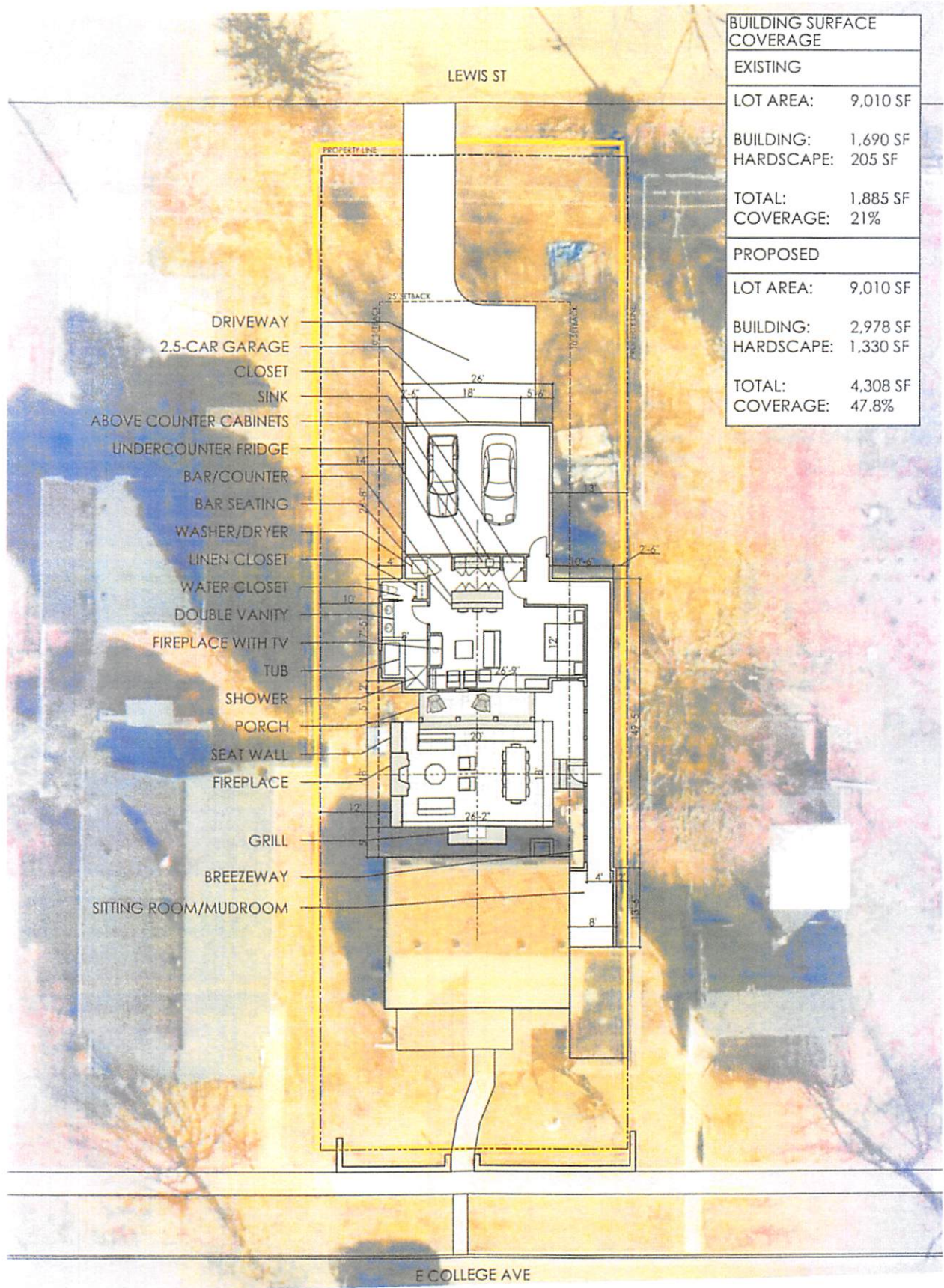
-  Corp Line
-  Parcel Search
-  Parcel Lines
-  Township Boundaries
-  Road Centerlines
-  Road RoW

Parcel ID	502116301212000014	Alternate ID	0150040400	Owner Address	BOOTH JOHN A & DANIELLE D H/W
Sec/Twp/Rng	16-32-1	Class	One Family Dwelling Platted		3417 HAYNIE AVE
Property Address	308 E COLLEGE AVE	Acreage	n/a		DALLAS, TX 75205
	CULVER				

District CULVER  
 Brief Tax Description ACREAGE:  
 AUDITOR DESC: NE COR LOT 6 DILLON & MEDBOURN ADD N  
 LEGAL DESC: COM AT NE COR LOT 6 DILLON & MEDBOURNS ADD TH N 60 TH W 162 TO POB TH N 170.6 TH W 53 TH S 170.6 TH E 53 TO POB  
 (Note: Not to be used on legal documents)

Date created: 4/21/2022  
 Last Data Uploaded: 4/21/2022 3:43:38 AM





BUILDING SURFACE COVERAGE	
EXISTING	
LOT AREA:	9,010 SF
BUILDING:	1,690 SF
HARDSCAPE:	205 SF
TOTAL:	1,885 SF
COVERAGE:	21%
PROPOSED	
LOT AREA:	9,010 SF
BUILDING:	2,978 SF
HARDSCAPE:	1,330 SF
TOTAL:	4,308 SF
COVERAGE:	47.8%

## PRELIMINARY PLAN - 1-STORY ADDITION

### BOOTH RESIDENCE

PREPARED FOR 308 E COLLEGE AVE, CULVER, IN  
DATE: 4-21-22



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**spruce**

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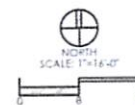




## EXISTING SITE PLAN

# BOOTH RESIDENCE

PREPARED FOR 308 E COLLEGE AVE, CULVER, IN  
DATE: 3-7-22



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**spruce**

2715 S. GALEN DR., SUITE 100, CULVER, IN 46516  
Telephone: (317) 636-5536