

**AGENDA  
BOARD OF ZONING APPEALS  
THURSDAY, NOVEMBER 12, 2020, AT 6:00 P.M.  
COUNCIL CHAMBERS - MUNICIPAL BUILDING**

**THIS MEETING WILL ALSO BE HELD ELECTRONICALLY VIA WEBEX.**

If you wish to join online, go to <http://coei.webex.com>, enter **172 377 8453** as the meeting number and “**zoning**” as the password. Attendees may preregister or enter during the meeting. Comments and questions may be submitted via the WebEx app during the meeting, or may be submitted to [jennifer.drlich@coei.org](mailto:jennifer.drlich@coei.org) prior to the meeting.

- 1. ROLL CALL**
- 2. APPROVAL OF AGENDA**
- 3. APPROVAL OF OCTOBER 8, 2020 MINUTES**
- 4. APPROVAL OF PROOFS OF PUBLICATION**

- 5. OLD BUSINESS**  
None

- 6. NEW BUSINESS**

**20-UV-16 PETITIONERS ARE COREY BARNETT**  
**PROPERTY IS LOCATED AT 1929 LEININGER AVENUE**

To vary from Section 19.2, Permitted Uses in the M-2 District, to allow for a one-family detached dwelling, which is not a permitted use in the M-2 District.

**20-BZA-35 PETITIONERS ARE COREY BARNETT**  
**PROPERTY IS LOCATED AT 1929 LEININGER AVENUE**

To vary from Section 19.6, Yard Requirements in the M-2 District, which requires a 15-foot side yard setback, to allow for a nine (9) foot side yard setback, a variance of six (6) feet.

**20-UV-17 PETITIONERS ARE JEFF SIMONS**  
**PROPERTY IS LOCATED AT 328 W MARION STREET**

To vary from Section 15.2 Permitted Uses in the CBD District, which allows for “multi-family residential dwellings... located above commercial uses,” to allow for residential on the first floor and not above commercial uses.

**20-UV-18 PETITIONERS ARE JEFF SIMONS**  
**PROPERTY IS LOCATED AT 420 S FOURTH STREET**

To vary from Section 15.2 Permitted Uses in the CBD District, to allow for a one-family detached dwelling, which is not a permitted use in the CBD District.

**20-BZA-36 PETITIONERS ARE GREG VANDUSEN**  
**PROPERTY IS LOCATED AT 676 W LEXINGTON AVENUE**

To vary from Section 5.4, Yard Requirements in the R-2 District, which sets a maximum 40% coverage of structures per lot, to allow for a proposed 26 foot by 26 foot garage that would establish a total lot coverage of 58%, a variance of 18%.

**20-BZA-37 PETITIONERS ARE ELKHART GENERAL HOSPITAL, INC**  
**PROPERTY IS LOCATED AT 1753 FULTON STREET**

To vary from Section 10.5, Yard Requirements in the O District, which requires front setbacks to be the established setback. The established front yard setback at this location is 34 feet; the requested setback is 15 feet, a variance of 19 feet.

**STAFF ITEMS**

**18-X-10R**

Daycare center update

- 7. ADJOURNMENT**

**PLEASE REMEMBER TO USE YOUR MICROPHONE WHEN SPEAKING.  
ERRORS IN THE MINUTES MAY RESULT DUE TO VOICES BEING INAUDIBLE.**