

**AGENDA**  
**ELKHART CITY BOARD OF ZONING APPEALS**  
**THURSDAY, JANUARY 9, 2025 AT 6:00 P.M.**  
**COUNCIL CHAMBERS – MUNICIPAL BUILDING**

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

This meeting can also be accessed via WebEx. To join, go to <http://coei.webex.com>, enter **2317 097 9733** as the meeting number and “**BZA2025**” 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 [hugo.roblesmadrigal@coei.org](mailto:hugo.roblesmadrigal@coei.org) prior to the meeting.

1. **ROLL CALL**
2. **2025 ELECTION OF OFFICERS**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES NOVEMBER 14, 2024**
5. **APPROVAL OF PROOFS OF PUBLICATION**
  
6. **NEW BUSINESS**

**25-BZA-02 PETITIONER IS INDIANA MICHIGAN POWER COMPANY**  
**PROPERTY IS LOCATED AT 3340 TOLEDO ROAD**

To vary from the requirements found in Section 18.2.II, which states, ‘Outside storage of liquids or gases in one or more tanks, where the total volume of the tank(s) does not exceed 2000 gallons’ to allow for an above ground 8,000 gallon fuel tank for diesel and gas storage, a variance of 6,000 gallons.

**25-BZA-03 PETITIONER IS JASON PATEL**  
**PROPERTY IS LOCATED AT 1207 WEST LUSHER AVENUE**

To vary from the requirements found in Section 26.10, Sign Regulations, Table 2, which regulates the maximum sign height in the B-2 District to a maximum of six (6) feet in height to allow for a new free standing sign that is 28’4.4”, a variance of 22’4.4”.

To vary from the requirements found in Section 26.10, Sign Regulations, Table 1, which allows signs in the B-2 District a maximum area of fifty (50) square feet or one (1) times the lot frontage whichever is smaller to allow for a free standing sign that is 136.4 square feet, a variance of 86.4 square feet.

To vary from Section 26.10.D.1, General Location Standards, which states in part ‘All on premise signs shall be located no closer than five (5) feet from any right of way’ to allow for a free standing sign to be two (2) feet from the Lusher Avenue right of way, a variance of three (3) feet.

To vary from Section 26.10.D.4.d, General Location Standards, Free standing signs, which states ‘Free standing signs shall be centered on the property, or if not possible, at least twenty (20) feet from any adjacent property line’ to allow for a new sign to be located two (2) foot from the (corner) side property line, a variance of eighteen (18) feet.

**25-BZA-04 PETITIONER IS PURA VIDA CHICAS HOLDINGS LLC**  
**PROPERTY IS LOCATED AT 2831 JAMI STREET**

To vary from Section 26.4.A.6, Fence Requirements, that states, No fences, other than split rail, wrought iron or open picket not to exceed four (4) feet in height, shall be permitted in any front yard or corner side yard, to allow for a chain link fence that is six (6) feet in height, a variance of two (2) feet. And;

To also vary from Section 26.4.A.1, Fence Requirements, which states No fence or wall shall be constructed of or contain barbed wire, broken glass, spikes or sharp and dangerous objects nor be electrically charged, except in manufacturing districts where barbed wire may be used at the top portion of a permitted fence or wall if located more than seven (7) feet above the adjacent ground level. Such permitted barbed wire shall be considered part of a fence and subject to the fence height restrictions, to allow for barbed wire to be incorporated within the six (6) foot chain link fence.

**25-UV-01 PETITIONER IS ALONDRA SALAZAR**  
**PROPERTY IS LOCATED AT 1320 HARRISON STREET**

To vary from Section 11.2, Permitted Uses in the B-1, Neighborhood Business District to allow for an automotive detailing business.

7. **ADJOURNMENT**

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