

**AGENDA**  
**ELKHART CITY BOARD OF ZONING APPEALS**  
**THURSDAY, MARCH 13, 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 **2318 781 8689** 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. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES JANUARY 9, 2025**
4. **APPROVAL OF PROOFS OF PUBLICATION**
  
5. **OLD BUSINESS**

**23-WT-01 PETITIONER IS HEIDI GASKILL TRUSTEE OF THE HEIDI GASKILL REVOCABLE TRUST**  
**PROPERTY IS LOCATED AT 3424 EAST BRISTOL STREET - REHEARING**

On February 7, 2025, the United States District Court, Northern District of Indiana, South Bend Division, has remanded the Wireless Tower request at 3424 E. Bristol Street, back to the Elkhart City Board of Zoning Appeals for reconsideration. The request is as follows: To vary from Section 4.2, Permitted Use in the R-1, One-Family Dwelling District to allow for the installation of a new wireless communication facility (cellular tower) that is one hundred thirty-five foot 135 feet in height.

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

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.

6. **NEW BUSINESS**

**25-X-02 PETITIONER IS JANELYA GATES**  
**PROPERTY IS LOCATED AT 709 FIELDHOUSE AVENUE**

Per Section 5.3, Special Exception Uses, (4.3 F) Day Care Home to allow for the establishment of a new day care home at 709 Fieldhouse Avenue.

**25-BZA-01 PETITIONER IS ELKHART COUNTY YOUTH FOR CHRIST INC**  
**PROPERTY IS LOCATED AT 2721 PRAIRIE STREET**

To vary from the requirements found in Section 26.10, Sign Regulations, Table 1, to allow a new freestanding sign that is forty two square feet in area where the maximum area allowed (for Places of Worship and Educational Institutions) is thirty two square feet, a variance of ten (10) square feet.

**25-UV-03 PETITIONER IS JEREMY STONE**  
**PROPERTY IS LOCATED AT 640 EAST JACKSON BOULEVARD**

To vary from Section 15.2 Permitted Uses in the CBD, Central Business District, to allow for auto sales at 640 E. Jackson Boulevard.

**25-UV-04 PETITIONER IS WILLIAM W ZIMMERMAN**  
**PROPERTY IS LOCATED AT 1129 PRAIRIE STREET**

To vary from Section 4.2 Permitted Uses in the R-2, One Family Dwelling District, to allow for one (1) dwelling unit (apartment) above the funeral home at 1129 Prairie Street.

**25-BZA-05 PETITIONER IS TOLSON CENTER  
PROPERTY IS LOCATED AT 1320 BENHAM AVENUE**

To vary from Section 26.7.C.7.k.v, Parking Lot Design Lighting, which states in part, 'all project light standards shall be of uniform height and except when lights abut or fall within seventy five (75) feet of a residential use property, where the maximum height shall not exceed twenty (20) feet,' to allow for the light poles for the new outdoor soccer fields to be sixty (60) feet in height, a variance of forty (40) feet.

**7. ADJOURNMENT**

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