

**AGENDA**  
**ELKHART CITY BOARD OF ZONING APPEALS**  
**THURSDAY, MARCH 9, 2023 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 **157 230 2962** as the meeting number and “**BZA2021**” 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 MINUTES FEBRUARY 9, 2023**
4. **APPROVAL OF PROOFS OF PUBLICATION**
  
5. **OLD BUSINESS**

**23-BZA-02 PETITIONER IS DANIEL B TISER**  
**PROPERTY IS LOCATED AT 1738 CASSOPOLIS ST**

To vary from Section 26.4.A.1 – Fence Requirements, which only allows barbed wire on fences in manufacturing districts above seven (7) feet, to allow for a barbed wire fence above a six (6) foot chain link fence on a property zoned B-3, Service Business District and R-2, One-Family Dwelling District.

To also vary from Section 26.4.A.6 – Fence Requirements, which only allows split rail, wrought iron, and open picket fences not to exceed four (4) feet in a front or corner side yard, to allow a six (6) foot chain link fence with barbed wire above in a front and corner side yard on a through lot.

6. **NEW BUSINESS**

**23-BZA-07 PETITIONER IS GEORGE AND LORI TIERCE**  
**PROPERTY IS LOCATED AT 2206 E JACKSON BLVD**

A request to vary from Section 26.1.C.3 standards for swimming pools, which requires a pool to be enclosed with a fence, six (6) feet in height with self-latching gates, to reduce a portion of the existing fence to four (4) tall along thirty (30) feet seven (7) inches of the one hundred nineteen (119) foot enclosure.

**23-BZA-08 PETITIONER IS WASTE-AWAY GROUP LTD**  
**PROPERTY IS LOCATED AT 610 WILDWOOD AVENUE**

To vary from Section 26.7.C.7 (a, b, c) which states in part that parking lots must be paved with concrete, asphalt, or decorative concrete, brick, or asphalt pavers, and where storage yards for partially or fully finished product may be surfaced with gravel or slag may be located only in a rear yard to allow for the expansion of a gravel parking lot.

To also vary from a condition from variance 22-UV-23, which required compliance with 18.7.F, which requires as one option a solid six (6) foot fence, to allow a six (6) foot decorative fence that allows for partial transparency.

**23-UV-03 PETITIONER IS SIMARJEET SINGH**  
**PROPERTY IS LOCATED AT VACANT LOTS 1300 BLOCK WEST BEARDSLEY AVENUE**

A request to vary from Section 18.2 Permitted Uses in the M-1 Limited Manufacturing District to allow the construction of a gas station convenience store.

**23-X-04 PETITIONER IS FUTURE FOAM INC ATTN: PATRICK MEDINGER**  
**PROPERTY IS LOCATED AT 2044 WEST LUSHER AVENUE**

A Special Use request as required under Section 19.3 Special Uses in an M-2 General Manufacturing District that requires all Special Uses in the M-1 Limited Manufacturing District. Specifically those under Section 18.3 Letter K which requires the bulk storage of liquids of gases requiring a Tier 1 or 2 SARA report and Letter L. the storage of an liquid or gas in excess of 10,000 gallons. The request is to allow for the installation of twenty-four (24), thirty thousand (30,000) gallon storage tanks of liquid that required a Tier 2 report for the manufacturing of foam.

**23-UV-04 PETITIONER IS CHURCH COMMUNITY SERVICES INC**  
**PROPERTY IS LOCATED AT 907 OAKLAND AVENUE**

To vary from Section 18.2 Permitted Uses in an M-1 Limited Manufacturing District to allow the construction of a greenhouse for an existing charitable organization.

**23-BZA-09 PETITIONER IS R W RAMSEY REALTY CORPORATION**  
**PROPERTY IS LOCATED AT 301 STAINLESS DRIVE**

A request to vary from Section 26.7.C.7.1.ii.b.2 Off-Street Parking and Loading's Parking Lot Landscaping standards to allow for a parking lot addition with twenty four (24) spaces to be built at five point two (5.2) feet from the public right-of-way of Stainless Drive where a parking area of one (1) to seventy-five (75) parking spaces has a setback of ten (10) feet, a reduction of four point eight (4.8) feet.

**23-BZA-10 PETITIONER IS EOZ BUSINESS LLC**  
**PROPERTY IS LOCATED AT 210-240 EAST JACKSON BOULEVARD**

To vary from Section 26.7.C.2.a, Number of Off-Street Parking Requirements, which requires a combined total of seventy four (74) parking spaces after reductions under Sections 15.5.D.(2, 3) and 26.7.B.1.e for an existing and a proposed multi-use building on the same zoning lot, where 45 spaces will be provided, a variance of twenty-nine (29) spaces.

7. STAFF ITEMS

**19-X-04U PETITIONER IS TERRY AND JODI BISHOP**  
**PROPERTY IS LOCATED AT 149 KENWOOD AVENUE**

8. ADJOURNMENT

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