

AGENDA
ELKHART CITY BOARD OF ZONING APPEALS
THURSDAY, APRIL 10, 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 **2312 464 0061** 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 prior to the meeting.

1. **ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES FEBRUARY 13, 2025**
4. **APPROVAL OF PROOFS OF PUBLICATION**

5. **OLD BUSINESS**

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.

6. **NEW BUSINESS**

25-BZA-06 PETITIONER IS UNITY CHURCH OF GOD IN CHRIST INC
PROPERTY IS LOCATED AT 630 WEST WOLF AVENUE

To vary from Section 26.10.D – Table 1, which limits the area of a sign for a place of worship to 32 square feet for a place of worship to allow for a non-conforming existing sign to be refaced with a total area of 33.75 square feet, a variance of 1.75 square feet.

25-BZA-07 PETITIONER IS CITY OF ELKHART
PROPERTY IS LOCATED AT 1701 STERLING AVENUE

To vary from Section 7.4, Yard Requirements in the R-4 District which requires a twenty five (25) foot front yard setback to allow for the five (5) proposed buildings at a zero (0) foot setback, a variance of twenty five (25) feet. To also vary from Section 7.4, Yard Requirements, Lot Size which requires 2,500 sq.ft. per unit where 62,500 sq.ft is required and 56,715 sq.ft. is provided a variance of 5,785 sq.ft.

25-BZA-08 PETITIONER IS CITY OF ELKHART
PROPERTY IS LOCATED AT 1641 STERLING AVENUE

To vary from Section 7.4, Yard Requirements in the R-4 District which requires a twenty five (25) foot front yard setback to allow for the three (3) proposed buildings at a zero (0) foot setback, a variance of twenty five (25) feet. To also vary from Section 7.4, Yard Requirements, Lot Size which requires 2,500 sq.ft. per unit where 45,000 sq.ft is required and 37,014 sq.ft. is provided a variance of 7,986 sq.ft.

7. **ADJOURNMENT**

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