

AGENDA
ELKHART CITY BOARD OF ZONING APPEALS
THURSDAY, JULY 13, 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 prior to the meeting.

1. **ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF PROOFS OF PUBLICATION**

4. **NEW BUSINESS**

23-X-06 PETITIONER IS BEARDSLEY CROSSING LLC
PROPERTY IS LOCATED AT 1600 W BEARDSLEY AVE

A Special Exception per Section 13.3.A of Special Exception Uses in the B-3 Service Business District to allow for the operation of a tattoo parlor in an existing multitenant commercial building.

23-BZA-21 PETITIONER IS PATRICK A AND SUSAN T HONICK
PROPERTY IS LOCATED AT 2609 GREENLEAF BLVD

To vary from Section 4.4, Yard Requirements in the R-1 District, which requires a primary structure to meet an established front yard setback to allow a garage addition to encroach an additional twenty (20) feet towards Greenleaf Boulevard. The established setback for this property is sixty (62) feet, a requested variance of thirty-four (34) feet.

23-BZA-22 PETITIONER IS MARINE REALTY LLC
PROPERTY IS LOCATED AT 2805 DECIO DR

To vary from Section 26.10.D.4.d which requires free-standing signs to be centered on the property to allow a sign along Decio Drive to be approximately four-hundred twenty (420) feet south of the center of the frontage.

23-BZA-23 PETITIONER IS MARINE REALTY LLC
PROPERTY IS LOCATED AT 2800 MARINA DR

To vary from Section 26.10.D.4.d which requires free-standing signs to be centered on the property to allow a sign along County Road 6 to be approximately one-hundred sixty-four (164) feet west of the center of the frontage.

23-BZA-24 PETITIONER IS WILLIS E III AND LENA HOWARD
PROPERTY IS LOCATED AT 2720 E JACKSON BLVD

To vary from Section 26.1.B.2 Accessory Structures – General Provision that restricts the location of an accessory structure where no portion of the structure may be closer to the front lot line than the principal structure to allow a garage to be built in front of the house setback eight-two (82) feet from Jackson Boulevard.

23-BZA-25 PETITIONER IS FIRE BINS LLC
PROPERTY IS LOCATED AT 2401 CHARLOTTE AVE

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 barbed wire above a six (6) foot high aluminum security fence and a chain link fence in an M-1 Limited Manufacturing 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 yard, to allow a six (6) foot tall aluminum security fence and a chain link fence both with barbed wire in a the front yard along Charlotte Avenue.

5. **STAFF ITEMS**

6. **ADJOURNMENT**

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