

AGENDA
ELKHART CITY BOARD OF ZONING APPEALS
THURSDAY, JANUARY 13, 2022 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. **ELECTION OF OFFICERS**
4. **APPROVAL OF MINUTES DECEMBER 9, 2021**
5. **APPROVAL OF PROOFS OF PUBLICATION**

6. **OLD BUSINESS**

20-BZA-42 PETITIONER IS INDIANA MICHIGAN POWER, AN AEP COMPANY
PROPERTY IS LOCATED AT VACANT LOT, SOUTH MAIN STREET

To vary from Section 26.10.F.4.h, which states "Off-premises signs shall be illuminated only by means of continuous reflected light. Internally-illuminated or back-lit billboards are prohibited," to allow for the conversion of an existing billboard to an LED billboard.

To also vary from Section 26.10.F.4.c, which states in part, "Off premises signs shall not exceed three hundred (300) square feet in area, to allow for an existing off premises sign of 672 square feet, a variance of 372 square feet.

To also vary from Section 26.10.F.4.d, which states in part "Off-premises signs shall not exceed thirty (30) feet in height," to allow for an existing off-premises sign thirty-five (35) feet in height, a variance of five (5) feet.

To vary from Section 26.10.F.4.f, which states in part, "Off premises signs shall be located behind the required building setback line of the lots on which they are located" to allow the sign to be located five (5) feet from the property line, a variance of 25 feet.

21-UV-26 PETITIONER IS MINA YOUSSEF AND DIANA MESEHE
PROPERTY IS LOCATED AT 1433 W FRANKLIN STREET

To vary from Section 6.2, Permitted Uses in the R-3 District, to allow a Three-Unit Multiple Family Dwelling. Multiple Family Dwellings are not allowed by right in the R-3 District.

21-X-14 PETITIONER IS RAFAEL PEREZ / TOMASA AGUIRE A
PROPERTY IS LOCATED AT 322 E INDIANA AVE

A Special Exception of Section 12.3 of the Community Business District to allow the operation of a tattoo parlor.

7. **NEW BUSINESS**

22-UV-01 PETITIONER IS HEARTLAND RECREATIONAL VEHICLES LLC
PROPERTY IS LOCATED AT VL WADE DR

A Use Variance of Section 13.2 Permitted Uses in the B-3 Business Service District to allow for the creation of a recreational vehicle finished goods storage lot.

22-UV-02 PETITIONER IS BETANIA MINISTRIES INC
PROPERTY IS LOCATED AT 525 HARRISON ST

A Use Variance of Section 18.2 Permitted Uses in the M-1 Limited Manufacturing District to allow the use of the property as a playground and green space for the adjacent church.

22-X-01 PETITIONER IS BETANIA MINISTRIES INC
PROPERTY IS LOCATED AT 525 HARRISON ST

To vary from Section 13.3 Special Exception Uses in the B-3 Service Business District to allow the property to be used as a Church.

22-BZA-02 PETITIONER IS 756 PATRICIA CT – ELKHART LLC
PROPERTY IS LOCATED AT 756 PATRICIA CT

To vary from Section 26.10.D.4.d which requires freestanding signs to be centered on the property line to allow for the installation of a new freestanding sign at the corner of Patricia Court and Middlebury Street.

22-BZA-03 PETITIONER IS PAUL GREGORY
PROPERTY IS LOCATED AT 1440 S NAPPANEE ST

To vary from Section 26.7.C.7.1.b.2, Parking Lot Landscaping, which requires that parking lots with between one (1) and 75 spaces have a ten (10) foot landscape strip when adjacent to a right-of-way, to allow a parking lot with a six (6) foot landscape strip adjacent to Nappanee Street, a variance of four (4) feet.

22-X-02 PETITIONER IS MAC REAL ESTATE, CLAIR MCKINLEY
PROPERTY IS LOCATED AT 2501 S NAPPANEE ST

To vary from Section 12.3 Special Exception Uses in the B-2 Community Business District to all a Meeting Hall/Banquet Facility

8. **ADJOURNMENT**

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