

AGENDA
ELKHART CITY BOARD OF ZONING APPEALS
THURSDAY, NOVEMBER 10, 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. **APPROVAL OF MINUTES AUGUST 11, 2022 AND OCTOBER 10, 2022**
4. **APPROVAL OF PROOFS OF PUBLICATION**

5. **OLD BUSINESS**

None

6. **NEW BUSINESS**

22-BZA-26 PETITIONER IS EAST LLC
PROPERTY IS LOCATED AT 515 EAST ST

To vary from Section 26.7.C.2.a, Number of Off-Street Parking Requirements, which requires one-hundred twenty (120) parking spaces less five (5) spaces credited for bicycle parking as per Section 26.7.C.2.g, to allow for a sixty (60) unit apartment building with twenty-six (26) spaces, a variance of eighty-nine (89) spaces.

22-X-13 PETITIONER IS STALTARI 909 LLC
PROPERTY IS LOCATED AT 909 GOSHEN AVE

A Special Exception per Section 26.11.3.h, Special Exceptions Uses in the B-1 Neighborhood Business District, to allow for the establishment of an event center in an existing multitenant building.

22-UV-19 PETITIONER IS COMMUNITY MISSIONARY BAPTIST CHURCH
PROPERTY IS LOCATED AT VACANT LOT CHAPMAN AVE

To vary from Section 5.2, Permitted Uses in the R-2 One Family Dwelling District to allow for a parking lot as a primary use on a vacant parcel as part of an adjacent community center project.

22-BZA-37 PETITIONER IS MARTIN GUERRA
PROPERTY IS LOCATED AT VACANT LOTS FOLSOM ST

To vary from Section 26.4.A.6 which states that “no fences, other than split rail, wrought iron or open picket fences... not to exceed four (4) feet in height, shall be permitted in any front yard,” to allow a six (6) foot privacy fence in a front yard.

22-BZA-38 PETITIONER IS DON D WILLIAMS
PROPERTY IS LOCATED AT 1611 S EIGHTH ST

To vary from section 26.5.4, Yard Requirements, which requires a primary structure to maintain a thirty (30) foot setback from the rear property line, to allow a rear yard setback of seven (7) feet, a reduction of twenty-three feet (23).

22-BZA-39 PETITIONER IS RIVER OAKS COMMUNITY CHURCH OF ELKHART INC
PROPERTY IS LOCATED AT 418 W FRANKLIN ST

To vary from Sections 26.10.D.4.d General Location Standards and 26.10.C.2 Illumination of Signs, which requires free-standing signs to be centered on the property and only allows nameplates and bulletin boards to be illuminated in residential districts, to allow for a new illuminated sign at the southeast corner of the property.

22-BZA-40 PETITIONER IS MEIJER STORES LIMITED PARTNERSHIP
PROPERTY IS LOCATED AT 2440 AND 2500 CASSOPOLIS ST

To vary from Section 26.10.D.4 Directional Signs to allow for one sign ten (10) feet in height and thirty-eight (38) square feet in area, where directional signs are permitted to be a maximum of three (3) feet in height and four (4) square feet in area, a variance of seven (7) feet in height and thirty-four (34) square feet in area. To also allow for a directional sign five (5) feet in height and eight (8) square feet in area, a variance of two (2) feet in height and four (4) square feet in area. To also allow for an additional eleven (11) directional signs seven (7) feet in height, a variance of four (4) feet.

**22-UV-21 PETITIONER IS CITY OF ELKHART DEPARTMENT OF PARKS AND RECREATION
PROPERTY IS LOCATED AT 3499 NEWTON DR**

To vary from Section 26.4.2, Permitted Use in the R-1, One-Family Dwelling District to allow for the installation of a new wireless communication facility with a one hundred thirty-five foot 135 foot tall cell tower.

7. **STAFF ITEMS**

2023 BOARD OF ZONING APPEALS CALENDAR

8. **ADJOURNMENT**

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