

**AGENDA
ELKHART CITY BOARD OF ZONING APPEALS
THURSDAY, FEBRUARY 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 JANUARY 13, 2022**
4. **APPROVAL OF PROOFS OF PUBLICATION**

5. **OLD BUSINESS**

**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.

6. **NEW BUSINESS**

**22-BZA-01 PETITIONER IS KIRSTIN COY & RAFAEL CARDENAS RAMOS
PROPERTY IS LOCATED AT 1328 & 1334 COUNTY ROAD 6 W**

To vary from Section 6.4 Yard Requirements in the R-3 Two Family Dwelling District to allow a property line to be placed through the middle of an existing duplex to create a zero-foot side yard setback.

**22-BZA-04 PETITIONER IS MICHAEL D & SUZANNE M BRUMMEL
PROPERTY IS LOCATED AT 1845 N BAY DR**

To vary from Section 26.4.A.6 to allow a 6-foot-tall privacy fence to encroach into a corner side yard and point A.8 to allow the use of welded wire as a fencing material.

**22-X-03 PETITIONER IS NELSON B HOLDINGS LLC
PROPERTY IS LOCATED AT 529 S SECOND ST**

A Special Exception per Section 15.3, Special Exception Uses in the Central Business District (CBD), to allow a Bed and Breakfast home and Meeting Hall/Banquet Facility at 529 South Second Street.

**22-BZA-05 PETITIONER IS JAMES E & MARGARET B CORMICAN
PROPERTY IS LOCATED AT 156 ALFRED ST**

To vary from Section 26.4.a.6 to allow a 6-foot privacy fence to encroach into a corner side yard.

**22-UV-03 PETITIONER IS JOHN & MARGARETTE FRECHETTE
PROPERTY IS LOCATED AT 315 W LEXINGTON AVE**

To vary from Section 15.2 permitted uses in the Central Business District to allow an existing structure to be converted into a single family dwelling.

**22-BZA-06 PETITIONER IS JESS PROPERTIES LLC
PROPERTY IS LOCATED AT 145 S NAPPANEE ST**

To vary from Section 26.10.D.4.d which requires freestanding signs to be centered on the property line to allow for the construction of a freestanding sign at the corner of Roseland Avenue and S Nappanee Street.

**22-BZA-07 PETITIONER IS SAM & ERIC INVESTMENTS LLC, DALJINDER SINGH
PROPERTY IS LOCATED AT 245 W HIVELY AVE**

To vary from Section 26.5.C which requires a primary structure be 55 feet from the centerline of a primary street to allow a fuel canopy to be 44 feet from the center line of Benham Avenue and 46 feet from the centerline of Hively Avenue.

To vary from Section 26.7.D to reduce the required number of parking spaces for a convenience retail use from 24 parking spaces to 17 spaces.

To vary from Section 26.C.7.1 which requires a 4-foot landscape strip along a building where it abuts parking to have no landscape area.

**22-BZA-08 PETITIONER IS MCMICHAEL PROPERTIES, LLC (MAX & BECKY YEAKEY)
PROPERTY IS LOCATED AT 3600 S NAPPANEE ST**

To vary from Section 26.10.D.4.d which requires freestanding signs to be centered on the property line to allow for a freestanding sign that will be south of the primary drive. Also to allow the sign to be located at 7.5 feet from the property line along South Nappanee Street a reduction of 17.5 feet.

**22-X-04 PETITIONER IS KNIGHTS OF COLUMBUS / ELKHART COLUMBUS CLUB
PROPERTY IS LOCATED AT 112 E LEXINGTON AVE**

A Special Exception per Section 15.3, Special Exception Uses in the CBD Central Business District, to allow for a charitable organization to operate a soup kitchen.

7. ADJOURNMENT

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