

**AGENDA**  
**ELKHART CITY BOARD OF ZONING APPEALS**  
**THURSDAY, MARCH 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](mailto:jennifer.drlich@coei.org) prior to the meeting.

1. **ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES FEBRUARY 10, 2022**
4. **APPROVAL OF PROOFS OF PUBLICATION**

5. **OLD BUSINESS**

**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.

6. **NEW BUSINESS**

**22-BZA-09 PETITIONER IS ELKHART CLINIC BUILDING LLC**  
**PROPERTY IS LOCATED AT 303 S NAPPANEE ST**

To vary from Section 26.10.D.4 Freestanding Signs, which permits a six (6)-foot tall freestanding sign at a five (5) foot setback to allow a nine (9)- foot two (2)- inch tall freestanding sign, a variance of three (3) feet two (2) inches.

To also vary from Section 26.10.D.4 Freestanding Signs, which permits a freestanding sign to be 50 square feet at the minimum five (5) foot setback, to allow for one sign with an area of 52 square feet and a second sign with an area of 91 square feet, a variance of two (2) square feet and 41 square feet respectively.

**22-UV-04 PETITIONER IS BILL & ANN ZIMMERMAN**  
**PROPERTY IS LOCATED AT 329 W FRANKLIN ST**

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

**22-UV-05 PETITIONER IS FRANK CASSELLA**  
**PROPERTY IS LOCATED AT 221 S THIRD ST**

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

**22-X-05 PETITIONER IS MARIA TORRES & FRANCISCO SESMAS**  
**PROPERTY IS LOCATED AT 210 W WOLF AVE**

A Special Exception per Section 5.3, Special Exception Uses in the R-2, One-Family Dwelling District, to allow for a daycare center

**22-BZA-10 PETITIONER IS JIMTOWN CORNER LLC**  
**PROPERTY IS LOCATED AT 3704 S NAPPANEE ST**

To vary from Section 26.7.D which requires a convenience store to have 6 parking spaces per 1,000 square feet. To allow the development to have 18 parking spaces a reduction of 7 spaces.

7. **ADJOURNMENT**

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