

AGENDA
ELKHART CITY BOARD OF ZONING APPEALS
THURSDAY, APRIL 14, 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 MARCH 10, 2022**
4. **APPROVAL OF PROOFS OF PUBLICATION**

5. **OLD BUSINESS**

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

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

6. **NEW BUSINESS**

22-BZA-11 PETITIONER IS FIRST NATIONAL BANK DOING BUSINESS AS KEY BANK
PROPERTY IS LOCATED AT 2801 CASSOPOLIS STREET

To vary from Section 26.10.D.4 Free-standing Signs to allow for a sign seventeen (17) feet, three and one-half (3.5) inches in height that is setback five (5) feet from the property line, where a freestanding sign is permitted to be a maximum of six (6) feet in height, a variance of eleven (11) feet, three and one-half (3.5) inches.

To also vary from Section 26.10.D.4.b Free-standing Signs, which requires free-standing signs in a front yard to be set within a landscaped island or area a minimum of one hundred (100) square feet in area, to allow a free-standing sign in a front yard without a landscaped island or area, a variance of one hundred (100) square feet.

To also vary from Section 26.10.D.4.d Free-standing Signs, which requires a monument sign for a single tenant location to be centered on the property; petitioner is requesting a pole sign at the southeast corner of the property.

22-BZA-12 PETITIONER IS MCMICHAEL PROPERTIES, LLC
PROPERTY IS LOCATED AT 3600 S NAPPANEE STREET

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 to be located one hundred twelve (112) feet from the south property line.

Also to vary from 26.10.D.4.c.ii which would allow a (7.25) foot tall sign at a (7.5) foot setback from the public right of way to allow a (7.5) foot tall sign an increase of a quarter (0.25) foot in height.

22-X-06 PETITIONER IS LYNN CAROL BLACKMORE AKA LYNN CAROL ABERNATHY
PROPERTY IS LOCATED AT 1403 LAUREL STREET

A Special Exception as per Section 5.3, Special Exception Uses in the R-2 District, to allow for a Day Care Home.

7. **ADJOURNMENT**

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