

AGENDA
ELKHART CITY BOARD OF ZONING APPEALS
THURSDAY, JUNE 9, 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 MAY 12, 2022**
4. **APPROVAL OF PROOFS OF PUBLICATION**

5. **OLD BUSINESS**
None

6. **NEW BUSINESS**

22-UV-10 PETITIONER IS TRUSTEES GRACE ENGLISH LUTHERAN CHURCH
PROPERTY IS LOCATED AT 831 W MARION STREET

To vary from Section 8.2, Permitted Uses in the Urban Residential District, to allow for a soup kitchen to operate at an existing church. Soup kitchens are not a permitted use in the R-5 District.

22-BZA-15 PETITIONER IS EOZ BUSINESS LLC
PROPERTY IS LOCATED AT 240 E JACKSON BOULEVARD

To vary from Section 26.10.D.5 Projecting Signs, which limits projecting signs to one per facade two allow for two projecting signs at 240 East Jackson Boulevard, a variance of one (1) sign.

22-BZA-16 PETITIONER IS 3606 COUNTY ROAD 6 EAST – ELKHART LLC
PROPERTY IS LOCATED AT 2707 DECIO DRIVE

To vary from Section 26.10.D.4 Freestanding Signs, which permits a fourteen (14)-foot tall freestanding sign at a twenty-one (21)-foot setback, to allow a sixteen (16)- foot eight (8)- inch tall freestanding development sign, a variance of two (2) feet eight (8) inches.

To also vary from Section 26.10.D.4 Freestanding Signs, which permits a freestanding sign to be ninety (90) square feet at a twenty-one (21) foot setback, to allow for a development sign with an area of one-hundred eleven (111) square feet, a variance of twenty-one (21) square feet.

To also vary from Section 26.10.D.4.d Freestanding Signs, which requires freestanding signs to be centered on the property line to allow for the installation of a new freestanding development sign at the northwest corner of the property.

22-BZA-17 PETITIONER IS ROGER L & HATTIE M REDMOND
PROPERTY IS LOCATED AT 611 CHRISTIAN AVENUE

To vary from Section 26.3.B.9 Obstructions Permitted in Front Yards, which allows “open porches... projecting six (6) feet or less into front yard,” to allow for an open porch that projects eight (8) feet into the front yard, a variance of two (2) feet.

22-UV-11 PETITIONER IS R B REALTY LLC
PROPERTY IS LOCATED AT 3112 LEXINGTON PARK DRIVE

To vary from Section 11.2, Permitted Uses in the B-1 District, to allow for an eyeglass lens production laboratory in an existing building. Eyeglass lens production laboratories are not a permitted use in the B-1 District

22-BZA-18 PETITIONER IS MARINE REALTY LLC
PROPERTY IS LOCATED AT 2800 MARINA DRIVE

To vary from Section 26.5.D, Major Thoroughfare Setback, which requires that “no principal building... shall be placed within one hundred twenty (120) feet of the center line of the right-of-way of any street designated as a major thoroughfare,” to allow for a primary building one hundred seventeen (117) feet from the centerline of County Road 6, a variance of three (3) feet.

To also vary from Section 26.7.C.2.a Number of Off-Street Parking Spaces, which requires the property to provide six hundred seventy four (674) parking spaces, to allow for the provision of six hundred sixty eight (668) parking spaces, a variance of six (6) spaces.

**22-UV-12 PETITIONER IS CITY OF ELKHART DEPARTMENT OF REDEVELOPMENT
PROPERTY IS LOCATED AT VACANT LOT 1700 BLOCK OF STERLING AVENUE**

To vary from Section 18.2, Permitted Uses in the M-1, Limited Manufacturing District, to allow for the construction of a single family residence. Single family residences are not a permitted use in the M-1 District.

7. **STAFF ITEMS**

**20-UV-07U PETITIONER IS HOLY TEMPLE INC
PROPERTY IS LOCATED AT 1313 W LUSHER AVENUE**

8. **ADJOURNMENT**

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