

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

1. **ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF PROOFS OF PUBLICATION**
  
4. **NEW BUSINESS**

**22-BZA-19 PETITIONER IS BCW PROPERTIES**  
**PROPERTY IS LOCATED AT 2426 CASSOPOLIS STREET**

To vary from Section 26.10.D.4 Free-standing Signs to allow for a sign one hundred thirty four (134) square feet in area that is setback thirty-four (34) feet from the property line, where a freestanding sign is permitted to be a maximum of seventy-five (75) square feet in area, a variance of fifty nine (59) square feet.

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

**22-BZA-20 PETITIONER IS 5200 HOFFMAN STREET – ELKHART LLC**  
**PROPERTY IS LOCATED AT 5200 HOFFMAN STREET**

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

**22-X-08 PETITIONER IS SPA INC**  
**PROPERTY IS LOCATED AT 3404 TOLEDO ROAD**

A Special Exception per Section 7.3, Special Exception Uses in the R-4, Multiple Family Dwelling District, to allow for a women’s ministry home.

**22-X-09 PETITIONER IS ELKHART COUNTY OUT FOR CHRIST INC**  
**PROPERTY IS LOCATED AT 2721 PRAIRIE STREET**

A Special Exception per Section 8.3, Special Exception Uses in the R-5, Urban Residential District, to allow for the expansion of a previously approved community center.

**22-UV-13 PETITIONER IS NANCY PLETCHER AND EDWARD J SMOKER REV LIV TRUST (LF EST)**  
**PROPERTY IS LOCATED AT 916 AND 924 EAST JACKSON**

To vary from Section 7.2, Permitted Uses in the R-4, Multiple Family Dwelling District, to allow for a portion of two residential parcels to be used for a commercial parking lot. Commercial parking lots are not a permitted use in the R-4 District.

**22-REV-01 PETITIONER IS CITY OF ELKHART**  
**PROPERTY IS LOCATED AT VACANT LOT FOLSOM STREET**

A request by the City of Elkhart to revoke 21-BZA-29 which was approved July 8, 2021 to grant a developmental variance to allow construction of a gravel lot where a paved parking area would be required.

**22-REV-02 PETITIONER IS CITY OF ELKHART**  
**PROPERTY IS LOCATED AT VACANT LOT FOLSOM STREET**

A request by the City of Elkhart to revoke 21-UV-14 which was approved July 8, 2021 to grant a use variance to allow the operation of a tree cutting business where residential uses are allowed.

5. **STAFF ITEMS**

**18-X-08U**  
**PROPERTY IS LOCATED AT 2324 PIERRE MORAN DRIVE**

Staff and BZA review of Special Exception 18-X-08, which allowed for a daycare home.

**20-X-02U**

**PROPERTY IS LOCATED AT 2034 BENHAM AVENUE**

Staff and BZA review of Special Exception 20-X-02, which allowed for a Daycare Center.

**20-X-03U**

**PROPERTY IS LOCATED AT 2012 BENHAM AVENUE**

Staff and BZA review of Special Exception 20-X-03, which allowed for a Day Care Center.

**22-X-04U**

**PROPERTY IS LOCATED AT 112 EAST LEXINGTON AVENUE**

Staff and BZA review of Special Exception 22-X-04, which allowed for a charitable organization to operate a soup kitchen.

**6. ADJOURNMENT**

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