

AGENDA
ELKHART CITY BOARD OF ZONING APPEALS
THURSDAY, JANUARY 11, 2024 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 **2317 077 1574** as the meeting number and **“BZA2023”** 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 hugo.roblesmadrigal@coei.org prior to the meeting.

1. **ROLL CALL**
2. **2024 ELECTION OF OFFICERS**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES NOVEMBER 9, 2023**
5. **APPROVAL OF PROOFS OF PUBLICATION**

6. **NEW BUSINESS**

24-UV-01 PETITIONER IS FOUNDATIONS CHILD CARE CENTER, INC
PROPERTY IS LOCATED AT 320 W HIGH ST

To vary from Section 15.2, Permitted Uses in the Central Business District, to allow for the establishment of a day care center at 320 W. High Street. Day care centers are not a permitted in the Central Business District.

24-BZA-01 PETITIONER IS STAR 004 LLC
PROPERTY IS LOCATED AT 1207 W LUSHER AVE

To vary from Section 12.4, Yard requirements in the B-2, Community Business District, to allow for a new convenience store to be constructed ten (10) feet from the rear property line where twenty feet is required with a ten (10) foot landscape area and to also vary from Section 12.4, Yard requirements to allow for the same convenience store to have a corner side setback of 28.44 feet, where 30 feet is required, a variance of one and fifty six (1.56) hundredths feet.

To vary from Section 26.7.D, Schedule of Off-Street Parking, to allow for seven (7) parking spaces where 18 are required, a variance of 11 parking spaces.

24-BZA-02 PETITIONER IS KENT MIKEL AND JANINE MIKEL
PROPERTY IS LOCATED AT 119 BANK ST

To vary from Section 1.10.B.2.a, Regulations for Nonconformities, to allow for an existing single family dwelling's conversion of the attached garage to a master suite in the R-2, One Family Dwelling District. The current structure is one and one tenth (1.1) foot from the side property line, where seven (7) is required, a variance of five and nine tenths (5.9) feet to allow for a three (3) foot addition to the east (front) of the current garage and six (6) foot to the west (rear) of the current garage.

7. **ADJOURNMENT**

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