

AGENDA
ELKHART CITY BOARD OF ZONING APPEALS
THURSDAY, OCTOBER 14, 2021 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 SEPTEMBER 9, 2021**
4. **APPROVAL OF PROOFS OF PUBLICATION**

5. **OLD BUSINESS**

21-UV-17 PETITIONER IS MARIA PEREIDA
PROPERTY IS LOCATED AT 702 W HIVELY AVE

To vary from Section 5.2, Permitted Uses in the R-2 District, to allow retail plant sales. Retail sales are not permitted in the R-2 District.

20-BZA-42 PETITIONER IS INDIANA MICHIGAN POWER, AN AEP COMPANY
PROPERTY IS LOCATED AT VACANT LOT, SOUTH MAIN STREET

To vary from Section 26.10.F.4.h, which states "Off-premises signs shall be illuminated only by means of continuous reflected light. Internally-illuminated or back-lit billboards are prohibited," to allow for the conversion of an existing billboard to an LED billboard.

To also vary from Section 26.10.F.4.c, which states in part, "Off premises signs shall not exceed three hundred (300) square feet in area, to allow for an existing off premises sign of 672 square feet, a variance of 372 square feet.

To also vary from Section 26.10.F.4.d, which states in part "Off-premises signs shall not exceed thirty (30) feet in height," to allow for an existing off-premises sign thirty-five (35) feet in height, a variance of five (5) feet.

To vary from Section 26.10.F.4.f, which states in part, "Off premises signs shall be located behind the required building setback line of the lots on which they are located" to allow the sign to be located five (5) feet from the property line, a variance of 25 feet.

6. **NEW BUSINESS**

21-UV-19 PETITIONER IS STANLEY GOLDEN
PROPERTY IS LOCATED AT 1651 W FRANKLIN ST

To vary from Section 18.2, Permitted Uses in the M-1 Limited Manufacturing District, to allow Auto Sales, which is not a permitted use in the M-1 District.

21-UV-20 PETITIONER IS SOUTHSORE DEVELOPMENT COMPANY LLC
PROPERTY IS LOCATED AT 2421 S NAPPANEE ST

To vary from Section 19.2, Permitted Uses in the M-2 General Manufacturing District to allow for general retail sales.

21-X-08 PETITIONER IS LEONARD D COOK & JANET K COOK
PROPERTY IS LOCATED AT 2626 PRAIRIE ST

A Special Exception as per Section 4.3, Special Exception Uses in the R-1 District, to allow for the establishment of a private secondary educational institution at an existing religious institution.

21-X-09 PETITIONER IS LEXINGTON BUSINESS CENTRE INC
PROPERTY IS LOCATED AT VACANT LOT JR ACHIEVEMENT DR

A Special Exception as per Section 15.3, Special Exception Uses in the CBD District, to allow for the establishment of a private park and recreation facility.

**21-BZA-37 PETITIONER IS SHEILA MCLEMORE C/O BOB NOECKER & AMY MCLEMORE (TURNER)
PROPERTY IS LOCATED AT 3309 E JACKSON BLVD**

To vary from section 4.4 of the R-1 yard requirements to allow the construction of a garage to encroach 21.5 feet into the established front yard setback.

**21-X-10 PETITIONER IS HANCOCK REGIONAL HOSPITAL DBA VALLEY VIEW HEALTHCARE
CENTER**

PROPERTY IS LOCATED AT 333 MISHAWAKA RD

A Special Exception as per Section 4.3, Special Exception Uses in the R-1 District, to allow for the establishment of a dialysis unit in an existing nursing home.

21-BZA-38 PETITIONER IS KAREN STAUFFER

PROPERTY IS LOCATED AT VACANT LOTS ALBANY ST

To vary from Section 26.4.A.6, Fence Requirements, which states that “No fences, other than split rail, wrought iron or open picket fences... not to exceed four (4) feet in height, shall be permitted in any front yard,” to allow a six (6) foot privacy fence in a front yard.

21-UV-21 PETITIONER IS ETHOS SCIENCE CENTER

PROPERTY IS LOCATED AT 1025 N MICHIGAN ST

To vary from Section 19.2, Permitted Uses in the M-2 General Manufacturing District to allow for an educational space which would include interactive storefronts for students.

7. ADJOURNMENT

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