

**AGENDA  
ELKHART CITY BOARD OF ZONING APPEALS  
WEDNESDAY, NOVEMBER 10, 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](mailto:jennifer.drlich@coei.org) prior to the meeting.

1. **ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES OCTOBER 14, 2021**
4. **APPROVAL OF PROOFS OF PUBLICATION**
  
5. **OLD BUSINESS**

**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.

**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.

6. **NEW BUSINESS**

**21-UV-22 PETITIONER IS GBD REAL ESTATE LLC  
PROPERTY IS LOCATED AT 3504 HENKE ST**

To vary from Section 18.2, Permitted Uses in the M-1 District, to allow for retail sales of vehicles and vehicle parts, which are not a permitted use in the M-1 District.

**21-UV-23 PETITIONER IS KRISTOPHER MARTIN  
PROPERTY IS LOCATED AT 1208 PIERINA DR**

To vary from Section 19.2, Permitted Uses in the M-2 District, to allow for Recreational Vehicle Sales, which are not allowed by right in the M-2 District.

**21-UV-24 PETITIONER IS D&C MANAGEMENT LLC  
PROPERTY IS LOCATED AT 3526 S MAIN ST**

To vary from Section 12.2, Permitted Uses in the B-2 District, to allow Auto Sales, which is not a permitted use in the B-2 District.

**21-BZA-39 PETITIONER IS JOSEPH PAUL BOLEN  
PROPERTY IS LOCATED AT 196 HOME AVE**

To vary from Section 26.1.E, Vehicular Storage, which allows "A vehicle or recreational vehicle..." to "be stored in the side yard or in the rear yard," to allow for a boat to be stored in the corner side yard.

**21-BZA-40 PETITIONER IS LACASA OF GOSHEN INC**  
**PROPERTY IS LOCATED AT 117 PARK AVE**

A Developmental Variance of Section 5.4 of the R-2 One Family Dwelling District standards that requires primary building to have a thirty (30) foot rear yard setback to allow a reduction of this standard to a twenty-one (21) foot six (6) inch rear yard setback. A reduction of eight (8) feet six (6) inches.

**21-BZA-41 PETITIONER IS JACK SNYDER**  
**PROPERTY IS LOCATED AT 800 COUNTY ROAD 15**

To vary from Section 26.10.D.4.d which requires freestanding signs to be centered on the property line to allow for the replacement of an existing freestanding sign that is at the corner of the property.

**21-BZA-42 PETITIONER IS WE IMPACT PROPERTIES LLC**  
**PROPERTY IS LOCATED AT 2104 AEROPLEX DR**

To vary from Section 26.7.C.7 (a, b, c) which states in part that parking lots and driveways must be paved with concrete, asphalt, or decorative concrete, brick, or asphalt pavers, and where storage yards for partially or fully finished product may be surfaced with gravel or slag may be located only in a rear yard to allow a driveway to be surfaced with asphalt millings in the rear and side yard of the building that is currently under construction.

**21-BZA-43 PETITIONER IS ELKHART COUNTY YOUTH FOR CHRIST INC**  
**PROPERTY IS LOCATED AT VACANT LOT PRAIRIE ST, 20-06-17-427-009.000-011**

A Developmental Variance of Section 8.5 of the R-5, Urban Residential District standards that limits the maximum height of the principal structure to the average height of existing structures on the block. The average height in the area is twenty (20) feet tall and the request is to allow a thirty-five (35) foot tall community center a variance of fifteen (15) feet in height.

**21-X-11 PETITIONER IS ELKHART COUNTY YOUTH FOR CHRIST INC**  
**PROPERTY IS LOCATED AT VACANT LOT PRAIRIE ST, 20-06-17-427-009.000-011**

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

**21-BZA-44 PETITIONER IS HIGHWATER MARINE LLC DBA GODFREY MARINE**  
**PROPERTY IS LOCATED AT 4500 MIDDLEBURY ST**

A Developmental Variance of Section 26.4.A.6 which requires any fence in a front yard or corner side yard be no taller than four (4) feet in height and be ornamental in style to allow a six (6) foot tall chain link fence. A request of both height and material for the fence's proposed location.

7. STAFF ITEMS

**19-X-14U - 947 E INDIANA AV**

**2022 Elkhart City Board of Zoning Appeals Calendar**

8. ADJOURNMENT

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