

AGENDA
ELKHART CITY BOARD OF ZONING APPEALS
THURSDAY, NOVEMBER 14, 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. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES FOR AUGUST 8, 2024 AND SEPTEMBER 12, 2024**
4. **APPROVAL OF PROOFS OF PUBLICATION**
5. **APPROVAL OF 2025 CALENDAR**

6. **OLD BUSINESS**

24-UV-04 PETITIONER IS HERG INC
PROPERTY IS LOCATED AT 106 & 108 BOWERS CT
TABLED

24-UV-11 PETITIONER IS LUMAAN LLC
PROPERTY IS LOCATED AT 707 CHRISTIAN AVENUE

To vary from Section 5.2, Permitted Uses to allow for a two family dwelling. Two family dwellings are not permitted in the R-2 district.

7. **NEW BUSINESS**

24-X-08 PETITIONER IS MARIA TORRES
PROPERTY IS LOCATED AT 2022 BENHAM AVENUE

A Special Exception per Section 5.3, Special Exception Uses in the R-2, One-Family Dwelling District, to allow for a Day Care Center.

24-BZA-26 PETITIONER IS GATEWAY MILE PROPERTIES LLC
PROPERTY IS LOCATED AT 101 S MAIN STREET

To vary from Section 26.10.D – Table 1, Wall signs in the CBD for single tenant buildings that limits the size to 50% of the signable area to a maximum of 50 square feet to allow for a wall sign that is 115 square feet, a variance of 65 square feet.

24-BZA-29 PETITIONER IS WDX LLC
PROPERTY IS LOCATED AT 1210 GOSHEN AVENUE AND 1623 TOLEDO ROAD

To vary from Section 26.4 Fence Requirements, where the height limit for fences in the front yard is four (4) feet, to allow for a fence that is six (6) feet in height, a variance of two (2) feet.

24-X-09 PETITIONER IS CITY OF ELKHART
PROPERTY IS LOCATED AT VAC-LOT ADA DRIVE 20-02-26-126-026.000-027, 20--02-26-126--019.000-027,
AND 20-02-26-126-027.000-027

To vary from Section 19.3.A, Special Exception Uses, in the M-2, General Manufacturing District, which states ‘All special exception uses permitted in the M-1, Limited Manufacturing District’ to allow a Public Utilities and public services use (Section 18.3.J) for the construction of a new fire station

8. **ADJOURNMENT**

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