

AGENDA
ELKHART CITY BOARD OF ZONING APPEALS
THURSDAY, MARCH 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. **2024 ELECTION OF OFFICERS**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES JANUARY 14, 2024 AND FEBRUARY 8, 2024**
5. **APPROVAL OF PROOFS OF PUBLICATION**

6. **OLD BUSINESS**

24-BZA-03 PETITIONER IS NANCY SHAUM
PROPERTY IS LOCATED AT 3246 TOLEDO RD

To vary from Section 12.4 Yard Requirements in the B-2, Community Business District, to allow for a ten (10) foot rear yard setback where twenty (20) feet is required, a variance of ten (10) feet.

7. **NEW BUSINESS**

24-UV-03 PETITIONER IS FRANK THOMPSON
PROPERTY IS LOCATED AT 211 NORTH MAIN ST

To amend case 23-UV-06 which permitted one tattoo artist to operate in the hair salon, to allow additional tattoo artists to operate in the salon. This request varies from Section 15.2, Permitted Uses in the CBD, Central Business District, to allow for a tattoo parlor. Tattoo parlors are not a permitted use in the CBD.

24-BZA-05 PETITIONER IS 123 COUNTY ROAD 17 – ELKHART LLC
PROPERTY IS LOCATED AT 123 COUNTY ROAD 17

To request to vary from Section 18.6, Yard Requirements in the M-1, Limited Manufacturing District to allow for a reduced side yard setback to zero (0) feet from the property line where twenty five (25) feet is required, a variance of twenty five (25) feet.

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

To vary from Section 7.2, Permitted Uses in the R-4, Multiple Family Dwelling District to allow for the demolition of 106 and 108 Bowers Court and used for a parking lot to provide off street parking for the River Queen.

24-UV-05 PETITIONER IS M.S. INVESTMENT CORPORATION
PROPERTY IS LOCATED AT 1205 MIDDLETON RUN RD

To vary from Section 4.2, Permitted Uses in the R-1, One Family Dwelling District to allow for the former Disabled American Veterans building to be used for ADEC’s day programming and skills training, therapy services, employment services, youth programming as well as services that support the mission of ADEC.

24-X-01 PETITIONER IS FRANCISCO SESMAS AND MARIA TORRES
PROPERTY IS LOCATED AT 2006 BENHAM AVE

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-X-02 PETITIONER IS BALWINDER SINGH
PROPERTY IS LOCATED AT 115 W HIVELY AVE

A Special Exception per Section 12.3, Special Exception Uses in the B-2, Community Business District, to allow for a public school.

8. **ADJOURNMENT**

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