

AGENDA
ELKHART CITY BOARD OF ZONING APPEALS
THURSDAY, APRIL 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. **APPROVAL OF AGENDA**
3. **APPROVAL OF PROOFS OF PUBLICATION**

4. **OLD BUSINESS**

24-BZA-03 PETITIONER IS NANCY SHAUM
PROPERTY IS LOCATED AT VACANT-LOT TOLEDO RD - 06-11-251-013

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.

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

TABLED

5. **NEW BUSINESS**

24-X-03 PETITIONER IS NM VYT, LLC (d/b/a Voyant Beauty)
PROPERTY IS LOCATED AT 1919 SUPERIOR STREET

A Special Exception per Section 18.3.L, Special Exception Uses in the M-1, Limited Manufacturing District, for the storage of any liquid or gas in excess of 10,000 gallons, to allow for the addition of 2 – 10,000 gallon tanks and 2- 5,000 gallon tanks.

24-BZA-06 PETITIONER IS JFS REAL ESTATE HOLDING LLC
PROPERTY IS LOCATED AT 444 N NAPPANEE STREET

TABLED

24-UV-06 PETITIONER IS JAMES RUPRIGHT
PROPERTY IS LOCATED AT 2020 INDUSTRIAL PARKWAY

To vary from Section 18.2, Permitted Uses in the M-1, Limited Manufacturing District to allow for the property to be used for a daycare center. Daycare Centers are not allowed by right in the M-1 district.

24-UV-07 PETITIONER IS GURPREET SINGH
PROPERTY IS LOCATED AT 1900 & 1904 WEST FRANKLIN STREET

To vary from Section 18.2, Permitted Uses in the M-1, Limited Manufacturing District to allow for the construction of a two family dwelling. Two family dwellings are not a permitted use in the M-1 District.

6. **ADJOURNMENT**

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