

**AGENDA
ELKHART CITY BOARD OF ZONING APPEALS
THURSDAY, MAY 9, 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 JANUARY 11, 2024 & FEBRUARY 8, 2024**
4. **APPROVAL OF PROOFS OF PUBLICATION**

5. **OLD BUSINESS**

24-UV-04 PETITIONER IS TOM SHOFF
PROPERTY IS LOCATED AT 106 & 108 BOWERS CT
TABLED

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

To vary from Section 26.10.D.4.c.ii, Free Standing Sign Increases, to allow a new freestanding sign that is eight (8) foot in height where a sign six and one half (6.5) feet is permitted, a variance of one and one half (1.5) foot. To also vary from Section 26.10.D, Table 1, which states in part, limits an integrated message board on the same supporting structure to 50% of the sign area of the principal sign, to allow a sign with an integrated message board at an area of 32 square feet where 10 square feet is permitted, a variance of 22 square feet. The primary sign face is 20 square feet. The sign is double faced.

24-UV-07 PETITIONER IS GURPREET SINGH
PROPERTY IS LOCATED AT 1900 & 1904 W FRANKLIN ST

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

6. **NEW BUSINESS**

24-BZA-07 PETITIONER IS CHRISTOPHER & PAMELA CHADWICK
PROPERTY IS LOCATED AT 1 EDGEWATER DR

To vary from the requirements found in Section 26.1.B.2, Accessory Structures – General Provisions, which states ‘No portion of an accessory structure may be built closer to the front lot line than the nearest point of the principal structure’, to allow for an accessory structure (shed) to be built in the front yard.

7. **ADJOURNMENT**

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