

**AGENDA**  
**ELKHART CITY BOARD OF ZONING APPEALS**  
**THURSDAY, JUNE 13, 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](mailto:hugo.roblesmadrigal@coei.org) prior to the meeting.

1. **ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES MARCH 14, 2024 & MAY 9, 2024**
4. **APPROVAL OF PROOFS OF PUBLICATION**
  
5. **OLD BUSINESS**

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

TABLED

**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-08 PETITIONER IS STEVE MCGRATH & DAWN MCGRATH**  
**PROPERTY IS LOCATED AT 933 E BEARDSLEY ST**

To vary from Section 6.2, which references the minimum size of a residential dwelling unit as seven hundred fifty (750) square feet to allow for an additional residential unit in this structure to be three hundred thirty five (335) square feet, a variance of four hundred fifteen (415) square feet.

**24-BZA-09 PETITIONER IS MARK SHARP & COLLETTE SHARP**  
**PROPERTY IS LOCATED AT 1626 W EAST LAKE DR**

To vary from the requirements found in Section 26.7.C.7.o.ii.(a), Pedestrian Access, which states in part ‘For new construction on vacant land, both a public sidewalk as per City standards and the required designated pedestrian connections shall be installed,’ to allow for no public sidewalk.

**24-X-04 PETITIONER IS MALIK ENTERPRISES LLC**  
**PROPERTY IS LOCATED AT 1710 LEER DR**

A Special Exception per Section 13.3, Special Exception Uses in the B-3, Service Business District, to allow for a Trade School.

**24-BZA-10 PETITIONER IS THOMAS SHOFF**  
**PROPERTY IS LOCATED AT 2402 E JACKSON BLVD**

To vary from the requirements found in Section 26.1.C.3, Swimming Pools, which states ‘A swimming pool or the yard in which the pool is located, or any part thereof, shall be enclosed with a fence, six (6) feet in height, measured from the natural grade on the exterior side of the fence. All gates within such a fence shall be self-closing and self-locking.’ To allow for a perimeter fence that is four (4) feet in height and to allow for no fence along the St. Joseph River. The in ground pool will have an automatic pool cover.

## 7. ADJOURNMENT

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