

AGENDA
ELKHART CITY BOARD OF ZONING APPEALS
THURSDAY, JULY 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 MINUTES APRIL 11, 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
TABLED

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

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.

6. **NEW BUSINESS**

24-BZA-11 PETITIONER IS ROGER ELLSWORTH & KELLY ELLSWORTH
PROPERTY IS LOCATED AT VAC-LOT 406 RIVER POINTE DRIVE (CURRENTLY VACANT) - 20-05-12-201-017.000-006

To vary the requirements of Section 4.4, Yard Requirements, for the front yard average established setback of sixty-two and eight hundredths (62.08) feet, to allow the construction of a single family residence at a front yard setback of forty-three and eight tenths (43.8) feet, a variance of eighteen and twenty eight hundredths (18.28) feet.

24-BZA-12 PETITIONER IS SALLIE HIMES
PROPERTY IS LOCATED AT 1804 OSOLO ROAD

To vary from Section 26.1.B.8.a, Development Standards for Accessory Structures, which states ‘Accessory buildings on property occupied by a one or two family residential use shall be limited to a maximum floor area of seven hundred twenty (720) square feet for the largest structure, with a maximum total of eight hundred forty (840) square feet for all accessory buildings combined to allow for the construction of an additional accessory structure with an area of one thousand forty (1040) square feet for a total area of accessory structures of one thousand six hundred sixty four (1664) square feet, a variance of three hundred twenty (320) square feet for one structure and eight hundred twenty four (824) square feet for the combined area.

24-BZA-13 PETITIONER IS MARIA LOURDES LARIOS SALMERON
PROPERTY IS LOCATED AT 1517 WEST FRANKLIN STREET

To vary from Section 6.4, Yard Requirements, Front Yard setbacks, to allow the front porch to be enclosed which alters the average front yard setback for the block. The average front yard setback for the block is 15.38 feet. To allow the front porch to be enclosed that would have a new setback of 11 feet, a variance of four and thirty eight hundredths (4.38) feet.

24-BZA-14 PETITIONER IS NELSON B HOLDINGS

PROPERTY IS LOCATED AT 529 SOUTH SECOND STREET

To vary from Section 26.4.B.1, which states in part, 'In a corner lot, no fence, wall or vegetation exceeding four (4) feet in height or a fence wall or vegetation that is opaque may be placed, built or installed: 1. In the required side yard adjacent to the street'. To allow for a fence that is six (6) feet in height to be placed in the required side (Harrison Street) yard.

24-BZA-15 PETITIONER IS JAMES HUBBARD & SHARRON FERRIN

PROPERTY IS LOCATED AT 3620 GORDON ROAD

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. 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.**