

**AGENDA
ELKHART CITY BOARD OF ZONING APPEALS
THURSDAY, JULY 8, 2021 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 **157 230 2962** as the meeting number and “**BZA2021**” 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 jennifer.drlich@coei.org prior to the meeting.

1. **ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES JUNE 10, 2021**
4. **APPROVAL OF PROOFS OF PUBLICATION**

5. **OLD BUSINESS**

**21-BZA-16 PETITIONER IS LACASA OF GOSHEN INC
PROPERTY IS LOCATED AT 208 W INDIANA AVE**

To vary from Section 11.4, Yard Requirements in the B-1 District, which requires a ten (10) foot side yard setback for buildings, to allow for both side yards to have a seven (7) foot side yard setback, a variance of three (3) feet on both sides.

**20-BZA-42 PETITIONER IS INDIANA MICHIGAN POWER, AN AEP COMPANY
PROPERTY IS LOCATED AT VACANT LOT, SOUTH MAIN STREET**

To vary from Section 26.10.F.4.h, which states "Off-premises signs shall be illuminated only by means of continuous reflected light. Internally-illuminated or back-lit billboards are prohibited," to allow for the conversion of an existing billboard to an LED billboard.

To also vary from Section 26.10.F.4.c, which states in part, “Off premises signs shall not exceed three hundred (300) square feet in area, to allow for an existing off premises sign of 672 square feet, a variance of 372 square feet.

To also vary from Section 26.10.F.4.d, which states in part "Off-premises signs shall not exceed thirty (30) feet in height," to allow for an existing off-premises sign thirty-five (35) feet in height, a variance of five (5) feet.

To vary from Section 26.10.F.4.f, which states in part, “Off premises signs shall be located behind the required building setback line of the lots on which they are located” to allow the sign to be located five (5) feet from the property line, a variance of 25 feet.

6. **NEW BUSINESS**

**21-BZA-24 PETITIONER IS ELKHART COMMUNITY SCHOOL BUILDING CORP
PROPERTY IS LOCATED AT 201 W WOLF AVE**

To vary from Section 26.10.D.4 Free-standing Signs to allow for a sign thirteen feet six inches (13’ 6”) in height that is setback eight (8) feet from the right-of-way, where a freestanding sign is permitted to be a maximum of seven feet six inches (7’ 6”) in height, a variance of six (6) feet.

**21-BZA-25 PETITIONER IS STEVEN HOLBERT
PROPERTY IS LOCATED AT 1840 FIELDHOUSE AVE**

To vary from Section 18.6, Yard Requirements in the M-1 District, which requires a twenty-five (25) foot front yard setback, to allow for a six-inch (6”) front yard setback, a variance of twenty-four feet six inches (24’ 6”) feet.

**21-BZA-26 PETITIONER IS WELCH PACKAGING
PROPERTY IS LOCATED AT 1020 HERMAN ST**

To vary from the platted setbacks for the ‘Welch Packaging Minor Subdivision’, which requires a building setback along Eastland Drive of 45 feet, to allow for a building setback of 36 feet, a variance of nine (9) feet.

21-BZA-27 PETITIONER IS ELKHART PLAZA OWNER LLC
PROPERTY IS LOCATED AT 1200 N NAPPANEE ST

To vary from Section 13.2.S which requires a wholesale business to have all materials stored within the building and Section 26.2.C.7 which states all storage areas for materials and equipment shall be located behind the front or corner side of a building to allow a storage area for a wholesale business in front of the primary building.

21-BZA-28 PETITIONER IS JESS PROPERTIES LLC (ESTHER LEE)
PROPERTY IS LOCATED AT 125 & 145 S NAPPANEE ST

To vary from Section 26.7.C.7.1.ii.b.2 Parking Lot Landscaping which requires parking lots with 76-150 spaces abutting a right-of-way to have a landscape strip of 20 feet, to allow for a parking lot with 102 spaces abutting rights-of-way to have a five (5) foot landscape strip on the west and north sides, and a ten (10) foot landscape strip on the south side, a variance of fifteen (15) and ten (10) feet, respectively.

To also vary from Section 26.7.C.7.f Parking Lot Design, which requires that “curbed traffic islands... be located on both ends of each parking row,” to allow four (4) ends of parking rows without traffic islands.

To also vary from 26.7.C.7.1.iii.a Landscaping of Interior Parking Areas, which requires parking areas totaling 76 or more spaces shall provide a minimum of ten percent (10%) interior landscaping, to allow for a parking lot with 102 spaces providing seven percent (7%) interior landscaping, a variance of three percent (3%).

To also vary from Section 10.5, Yard Requirements in the O District, which allows for a 60% maximum total lot coverage for structures, drives, and parking areas, to allow for 77% total lot coverage of structures, drives, and parking areas, a variance of seventeen percent (17%).

21-BZA-29 PETITIONER IS MARTIN GUERRA
PROPERTY IS LOCATED AT VACANT LOTS FOLSOM AVE

To vary from Section 26.7.C.7 Parking Lot Design to allow construction of a gravel lot where a paved parking area would be required. This request was previously heard under 21-BZA-09.

21-UV-14 PETITIONER IS MARTIN GUERRA
PROPERTY IS LOCATED AT VACANT LOTS FOLSOM AVE

To vary from Section 5.2 Permitted Uses to allow the operation of a tree cutting business where residential uses are allowed. This request was previously heard under 21-UV-03.

21-BZA-30 PETITIONER IS MIGUEL LOPEZ; LEANDRA LOPEZ
PROPERTY IS LOCATED AT 2023 S MAIN ST

To vary from Section 26.7.B.1.D which requires parking areas to be located on the same lot as the primary use to allow off-site parking on an adjacent lot.

21-UV-13 PETITIONER IS ESPAR & ESPAR HOLDINGS LLC
PROPERTY IS LOCATED AT 700 S MAIN ST, APT E

To vary from Section 15.2 Permitted Uses in a Central Business District to allow a residence on the first floor of a mixed use building.

7. **STAFF ITEMS**
19-BZA-26U
8. **ADJOURNMENT**

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