

AGENDA
ELKHART CITY BOARD OF ZONING APPEALS
THURSDAY, AUGUST 10, 2023 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 PROOFS OF PUBLICATION**

4. **OLD BUSINESS**

23-BZA-22 PETITIONER IS MARINE REALTY LLC
PROPERTY IS LOCATED AT 2805 DECIO DR

To vary from Section 26.10.D.4.d which requires free-standing signs to be centered on the property to allow a sign along Decio Drive to be approximately four-hundred twenty (420) feet south of the center of the frontage.

5. **NEW BUSINESS**

23-UV-07 PETITIONER IS WRIGHT PROPERTY HOLDINGS LLC
PROPERTY IS LOCATED AT 2121 W INDIANA AVE

To vary from Section 5.2, Permitted Uses in the R-2 District, to allow for a Contractor Storage Facility on a temporary basis at 2121 West Indiana Avenue. Contractor Storage Facilities are not a permitted use in the R-2 District.

To also vary from Section 26.4.A.6, Fence Requirements, which states that “no fences, other than split rail, wrought iron or open picket fences... not to exceed four (4) feet in height, shall be permitted in any front yard or corner side yard” to allow for a six (6) foot temporary chain link fence at the property line.

To vary from Section 26.7.C.7 (a, b, c), Parking Lot Design, which states in part that storage and parking lots/driveways must be paved with concrete, asphalt, or decorative concrete, brick, or asphalt pavers, and where storage yards for partially or fully finished product may be surfaced with gravel or slag may be located only in a rear yard to allow for the use of an unpaved surface for a temporary storage facility.

To also vary from Section 26.7.C.7.1.ii.(b,c), Parking Lot Landscaping, which requires a landscape strip for a parking/storage area of six (6) feet when adjacent to vacant land and ten (10) feet when adjacent to a right-of-way, to allow for no landscape strip within the property lines, a variance of six (6) and ten (10) feet respectively.

To also vary from Section 26.7.C.1, Regulations and Requirements, and 26.7.C. 26.7.C.7.1.ii.(g) – Parking Lot Landscaping, which require a solid screen four (4) feet in height when adjacent to residential and a minimum of one (1) tree planted per forty (40) feet of parking lot perimeter, to allow for a temporary Contractor Storage Facility without additional screening or trees planted.

23-UV-08 PETITIONER IS CESAR LOPEZ
PROPERTY IS LOCATED AT 1417 JOHNSON ST

To vary from Section 11.2 Permitted Uses in the B-1 Neighborhood Business District to allow an existing structure to be used as a single-family dwelling, which is not a permitted use by right in the B-1 zoning district.

23-UV-09 PETITIONER IS THE RUTHMERE FOUNDATION INC
PROPERTY IS LOCATED AT 819 N MAIN ST

To vary from Section 5.2 Permitted Uses in an R-2 One-Family Dwelling District to allow an existing carriage house to be converted into a visitor center for the Ruthmere properties. This use is not permitted in the R-2 district.

6. **ADJOURNMENT**

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