

AGENDA
ELKHART CITY BOARD OF ZONING APPEALS
THURSDAY, AUGUST 12, 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 FOR JULY 8, 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-UV-15 PETITIONER IS SHRIKRISHNA LLC
PROPERTY IS LOCATED AT VL CR 20

To vary from Section 12.2, Permitted Uses in the B-2 Community Business District, to allow a residential home.

21-BZA-31 PETITIONER IS MELINDA MCCAREY
PROPERTY IS LOCATED AT 947 E INDIANA

To vary from Section 26.7.B.1.c, Off-Street Parking and Loading, to allow for the storage of a commercial mini bus where the parking of commercial vehicles is prohibited.

21-UV-16 PETITIONER IS DAVID EVANS
PROPERTY IS LOCATED AT 2450 JOHNSON ST

To vary from Section 19.2, Permitted Uses in the M-2 General Manufacturing District, to allow a residential home.

7. **STAFF ITEMS**

19-X-12U

Daycare center update.

8. **ADJOURNMENT**

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