

**AGENDA**  
**ELKHART CITY BOARD OF ZONING APPEALS**  
**THURSDAY, AUGUST 8, 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 JUNE 13, 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 NORTH NAPPANEE STREET**

To vary from the requirements found in Section 26.10, Sign Regulations, Table 2, to allow a new freestanding sign at a height of 10.25 (ten and twenty five hundredths) feet where maximum sign height at the required minimum five (5) foot setback, is 6 (six) feet in height, a variance of 3.75 (three and seventy five hundredths) feet. To also vary from the maximum allowed message center of 50% of the principal sign which is 22.5 square feet to allow a message center of 32 square feet, a variance of twenty and seventy five hundredths) square feet.

**24-BZA-12 PETITIONER IS SALLIE H. 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.

6. **NEW BUSINESS**

**24-BZA-16 PETITIONER IS BLANCA PINA**  
**PROPERTY IS LOCATED AT 304 WEST WOLF AVENUE**

To vary from the requirement found in Section 26.3.B.9, Permitted Obstructions in Required Front Yards, to allow for an open front porch that is 8.58 (eight and fifty eight hundredths) feet away from the front wall of the structure, where 6 (six) feet is allowed, a variance of 2.58 (two and fifty eight hundredths) feet.

**24-X-05 PETITIONER IS ELKHART COMMUNITY SCHOOLS**  
**PROPERTY IS LOCATED AT 2608 CALIFORNIA ROAD**

Per Section 4.3, a Special Exception to allow an addition to Elkhart High School. The proposed use is a Health and Wellness Center.

**24-BZA-17 PETITIONER IS HABITAT FOR HUMANITY OF ELKHART COUNTY**  
**PROPERTY IS LOCATED AT 3115 HOMER AVENUE**

To vary from Section 5.4, Yard Requirements, to allow for a Corner Side Setback of fourteen and eight tenths (14.8) feet where twenty (20) feet is required, a variance of five and four tenths (5.4) feet.

**24-BZA-18 PETITIONER IS ADEC INC**

**PROPERTY IS LOCATED AT 1205 MIDDLETON RUN ROAD**

To vary from the requirements found in Section 26.10, Sign Regulations, Table 1, to allow for an existing freestanding sign that is forty (40) square foot in area to be refaced where the maximum area is thirty two (32) square feet in area a variance of eight (8) square feet. To also vary from the requirements found in Section 26.10, Sign Regulations, Table 1, to allow for a new wall sign that is 79.05 square feet in area where the maximum area allowed is two (2) square feet (name and address only) a variance of 77.05 square feet.

**24-BZA-19 PETITIONER IS DAVID A NUFER LLC**

**PROPERTY IS LOCATED AT 2101-211 SOUTH MAIN STREET**

To vary from Section 13.4, Yard Requirements to allow for a new structure that is 3.60 (three and six tenths) feet from the front property line (Main Street) where 30 feet is required and 2.16 (two and sixteen hundredths) feet from the corner side yard (Lusher Avenue) where 30 feet is required, a variance of 26.4 and 27.84 feet respectively. To also vary from Section 26.7.C.7.1.ii. (b). (2) where 10 (ten) feet is required for a parking lot adjacent to a right of way to allow for 8.66 (eight and sixty six hundredths) feet for the new parking lot. To also vary from Section 26.7.C.7.1.ii. (a). (1) where a 4 (four) foot landscape strip is required to allow for 3.5 (three and five tenths) feet, a variance of .5 (five hundredths) feet. To also vary from Section 26.7.C.7.1.ii. (b). (2) to allow for the landscape strip along the Main Street frontage to be 3.60 (three and six tenths) feet where 10 feet is required and 2.16 (two and sixteen hundredths) feet along the Lusher Avenue frontage where 10 (ten) feet is required a variance of 6.4 (six and four tenths) feet and 7.84 (seven and eighty four hundredths) feet respectively. To vary from Section 26.7.C.7.1.ii.(b).(2) to allow for the alley landscape strip to be 8.77 (eight and seventy seven hundredths) feet where 10 (ten) feet is required.

**24-X-06 PETITIONER IS REPUBLIC SERVICES (BROWNING FERRIS INDUSTRIES)**

**PROPERTY IS LOCATED AT 3300 CHARLOTTE AVENUE**

Per Section 18.3, Special Exception Uses in the M-1, Limited Manufacturing District, a special exception to allow for the replacement of a 10,000 gallon diesel fuel storage tank.

**24-UV-08 PETITIONER IS ELKHART COMMUNITY SCHOOLS**

**PROPERTY IS LOCATED AT 2424 CALIFORNIA ROAD**

To vary from Section 18.2, Permitted Uses in the M-1 District, a use variance to allow for an addition to the Career Center Building, part of the Elkhart High School Campus

**24-UV-09 PETITIONER IS ELKHART COMMUNITY SCHOOLS**

**PROPERTY IS LOCATED AT 2411 AND 2439 COUNTY ROAD 10**

To vary from Section 18.2, Permitted Uses in the M-1 District, a use variance to allow for an addition to the Diesel Tech and Building Trades Buildings, part of the Elkhart High School Campus

**7. ADJOURNMENT**

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