

AGENDA
ELKHART CITY BOARD OF ZONING APPEALS
THURSDAY, SEPTEMBER 14, 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 MINUTES SEPTEMBER 14, 2023**
4. **APPROVAL OF PROOFS OF PUBLICATION**

5. **NEW BUSINESS**

23-BZA-26 PETITIONER IS ELKHART GENERAL HOSPITAL INC
PROPERTY IS LOCATED AT 1753 FULTON ST

A request to vary from the requirements of Section 26.2.C.6, Landscape and Screening Requirements, which states in part that ‘All dumpsters visible from public right of way or an adjacent property shall be screened on at least three (3) sides with an opaque wall or fence that is architecturally compatible with the primary facility on the property consisting of the same material and color scheme as is found on the majority of the exterior of the primary structure on the property’ to allow for an already installed six (6) foot chain link fence with color slats to remain as the dumpster surround.

23-UV-10 PETITIONER IS MB ELKHART PROPERTY LLC
PROPERTY IS LOCATED AT 701 COLLINS ROAD

To vary from Section 18.2 Permitted Uses in an M-1 Limited Manufacturing District to allow for retail sales of recreational vehicles as an additional permitted use.

23-UV-11 PETITIONER IS ERNEST MILLER & SANDRA MILLER
PROPERTY IS LOCATED AT 2530 STERLING AVENUE

To vary from Section 18.2 Permitted Uses in an M-1 Limited Manufacturing District to allow for an amendment to a previous BZA action 03-UV-27, which allowed for retail auto sales with a maximum of five (5) cars on display. The amendment will now request a limit of (10) cars on display.

23-X-07 PETITIONER IS MARGARITA RODRIGUEZ
PROPERTY IS LOCATED AT 1208 WEST FRANKLIN STREET

A Special Exception per Section 12.3, Special Exceptions Uses in the B-2 Community Business District, to allow for use as a tattoo parlor.

23-X-08 PETITIONER IS DUBNATION LLC
PROPERTY IS LOCATED AT 1108 NORTH NAPPANEE STREET

A Special Exception per Section 13.3, Special Exceptions Uses in the B-3 Service Business District, to allow for use as a tattoo parlor that also pierces.

23-WT-01 PETITIONER IS HEIDI GASKILL TRUSTEE OF THE HEIDI GASKILL REVOCABLE TRUST
PROPERTY IS LOCATED AT 3424 EAST BRISTOL STREET

To vary from Section 4.2, Permitted Use in the R-1, One-Family Dwelling District to allow for the installation of a new wireless communication facility (cellular tower) that is one hundred thirty-five foot 135 feet in height.

6. **ADJOURNMENT**

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