

AGENDA
ELKHART CITY BOARD OF ZONING APPEALS
THURSDAY, MARCH 11, 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 **180 340 9558** 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 FEBRUARY 11, 2021**
4. **APPROVAL OF PROOFS OF PUBLICATION**

5. **OLD BUSINESS**

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

To 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.

To also 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.

21-BZA-02 PETITIONER IS H&O INVESTMENTS PROPERTY, LLC
PROPERTY IS LOCATED AT VL, COUNTY ROAD 6 EAST (WEST OF STRYKER)

To vary from Section 26.5.D.1 Major Thoroughfare Setback, which states "no principal building or structure shall be placed within one hundred twenty (120) feet of the center line of the right-of-way of any street designated as a major thoroughfare," to allow a principal building located seventy-four (74) feet from the centerline of County Road 6, a variance of forty-six (46) feet.

6. **NEW BUSINESS**

21-BZA-09 PETITIONER IS MARTIN GUERRA
PROPERTY IS LOCATED AT VACANT LOT FOLSOM ST

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.

21-UV-03 PETITIONER IS MARTIN GUERRA
PROPERTY IS LOCATED AT VACANT LOT FOLSOM ST

To vary from Section 5.2 Permitted Uses to allow the operation of a tree cutting business where residential uses are allowed.

21-X-05 PETITIONER IS ELKHART COMMUNITY SCHOOL CORPORATION
PROPERTY IS LOCATED AT 2720 CALIFORNIA RD

A Special Exception, R-1, One-Family Dwelling District, to allow for the expansion of an educational facility on an existing campus. Also a Special Exception to allow the installation of two (2) above ground fuel tanks in a M-2 General Manufacturing District.

21-UV-04 PETITIONER IS MAHMOUD ALSHURFA
PROPERTY IS LOCATED AT 800 GOSHEN AVE

To vary from Section 12.2 Permitted Uses in a B-2 Community Business District to allow the operation of a mechanic shop and outdoor sales area.

7. **STAFF ITEMS**

19-X-04U
PROPERTY IS LOCATED AT 149 KENWOOD AVE

Staff and BZA review of Special Exception 19-X-04, which allowed for the continuation of a Day Care Center at 149 Kenwood Avenue.

8. **ADJOURNMENT**

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