

AGENDA
ELKHART CITY BOARD OF ZONING APPEALS
THURSDAY, APRIL 8, 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 MARCH 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, 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.

21-BZA-02 PETITIONER IS H&O INVESTMENTS PROPERTY, LLC
PROPERTY IS LOCATED AT VACANT LOT, 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-10 PETITIONER IS FERNANDO SANCHEZ QUINTOS AND CYNTHIA M ACOSTA ORTEGA
PROPERTY IS LOCATED AT 1731 S MAIN STREET

To vary from Section 26.4.A.6 Fence Requirements to allow for a wood privacy fence six (6) feet in height in the corner side yard where a split rail, wrought iron, or open picket fence not to exceed four (4) feet in height is permitted.

21-BZA-11 PETITIONER IS B&D PROPERTIES LLC
PROPERTY IS LOCATED AT 1847 GARDEN STREET

To vary from Section 26.10.D.4 Free-standing Signs, which allows for an office sign in a residential district at a 36-foot setback to be up to 15 square feet, to allow for a freestanding sign 70 square feet in area, a variance of 55 square feet.

21-UV-05 PETITIONER IS MARIO'S DELI & CATERING INC
PROPERTY IS LOCATED AT 1801 WOOD STREET

To vary from Section 11.2, Permitted Uses in the B-1 District, to allow for a furniture repair and restoration business. Furniture repair and restoration uses are not permitted by right in the B-1 District.

21-X-06 PETITIONER IS CITY OF ELKHART
PROPERTY IS LOCATED AT 1201 S NAPPANEE

A Special Exception in a, R-1, One-Family Dwelling District, to allow for the expansion of a Municipal Utility.

**21-X-07 PETITIONER IS CURRENT OWNER LAURIE STEWART, PHILIP D. AND GAYLE R. WHITMER
AND POTENTIAL BUYER IGLESIA DE JESUCRISTO PALABRA MIEL
PROPERTY IS LOCATED AT 3030 OLD US 20**

A Special Exception in a, B-1, Neighborhood Business District, to allow for Religious Facility.

7. STAFF ITEMS

19-X-07U

PROPERTY IS LOCATED AT 1016 LAUREL ST

Daycare Home update.

8. ADJOURNMENT

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