

**BOARD OF ZONING APPEALS
CITY OF MISHAWAKA, INDIANA
AGENDA**

TUESDAY, 6:00 P.M.

**COUNCIL CHAMBERS, CITY HALL
600 EAST THIRD STREET
MISHAWAKA, INDIANA**

AUGUST 11, 2020

- MEETING CALLED TO ORDER
- ROLL CALL
- EXPLANATION OF THE RULES OF PROCEDURE
- JULY 14, 2020, MEETING MINUTES
- CONFLICT OF INTEREST DECLARATION

PUBLIC HEARING:

APPEAL #20-29 An appeal submitted by Costco Wholesale Corporation requesting a Developmental Variance for vacant land at **605 East University Drive** to allow a 25' front building setback for a proposed credit union.

VOTE

APPEAL #20-30 An appeal submitted by Joshua and Christine Krop requesting a Developmental Variance for **701 Fairmount Avenue** to allow a solid fence with a 12' front yard setback.

VOTE

APPEAL #20-31 An appeal submitted by Joseph and Vickie Calcagno requesting a Developmental Variance for **308 West Eleventh Street** to allow a solid fence with a 0' front yard setback.

VOTE

APPEAL #20-32 An appeal submitted by Hartwell Services LLC requesting a Developmental Variance for **1711 East McKinley Avenue** to allow a 1,344 sqft addition to a 960 sqft accessory structure.

VOTE

APPEAL #20-33 An appeal submitted by James Nelson requesting a Developmental Variance for **1201 East Fourth Street** to allow a solid fence with a 0' exterior side yard setback.

VOTE

APPEAL #20-34 An appeal submitted by Family Express Corporation requesting a Developmental Variance for **1702 Union Street** to allow a reduced rear yard setback of 15.47' from Eighteenth Street for a pet wash facility.

VOTE

APPEAL #20-35 An appeal submitted by JADET LLC requesting a Use Variance for **1035 East McKinley Avenue** to allow sale of tires and automotive mechanical work.

VOTE

APPEAL #20-36 An appeal submitted by Kevin. R and Debra D. Acrey requesting a Developmental Variance for **1201 South Main Street** to allow an accessory structure with a 0' exterior side yard setback.

VOTE

APPEAL #20-37 An appeal submitted by SCM 10X Mishawaka II, LLC, requesting a Sign Variance for **5212 North Main Street** to allow a sign to project above an awning.

VOTE

APPEAL #20-38 An appeal submitted by A & E Management LLC, requesting Use and Developmental Variances for **3025 Grape Road** to allow a six (6) unit senior care facility and a reduction in the required number of parking spaces.

VOTE

APPEAL #20-39 An appeal submitted by South Bend Real Estate 3 LLC requesting a Use Variance for **549 West Sixth Street** to allow the continuing use of a four-unit apartment in R-1 Single Family Residential zoning district.

VOTE

**OLD BUSINESS
NEW BUSINESS
PRIVILEGE OF THE FLOOR
ADJOURNMENT**