

BOARD OF ZONING APPEALS  
CITY OF MISHAWAKA, INDIANA  
AGENDA

**CONSISTENT WITH TERMS OF GOVERNOR HOLCOMB'S  
EXECUTIVE ORDER FACEMASKS ARE REQUIRED**

**For Audio dial the number below and enter the access code:**

+1-408-418-9388 United States Toll  
Access code: 129 979 9420

**To connect on-line video**

<http://1299799420@mishawaka.webex.com>

Meeting Number: 129 979 9420

Meeting Password: Gfn3fqEQp77

**TUESDAY, 6:00 P.M.**

**APRIL 13, 2021**

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

- MEETING CALLED TO ORDER
- ROLL CALL
- EXPLANATION OF THE RULES OF PROCEDURE
- MARCH 9, 2021, MEETING MINUTES
- CONFLICT OF INTEREST DECLARATION

**PUBLIC HEARING:**

**APPEAL #21-02** An appeal submitted by Jeffrey and Deborah Van Poppel requesting a Developmental Variance for **713 Prism Valley Drive** to permit an accessory structure with a 1' side yard setback.

*VOTE*

**APPEAL #21-03** An appeal submitted by Tiffany Fowler requesting a Developmental Variance for **401 East Grove Street** to permit a solid fence with a 0' exterior side yard setback.

*VOTE*

**APPEAL #21-04** An appeal submitted by Trion LLC an Indiana Limited Liability Company requesting a Use Variance for **110-112 North Main Street** to permit a tattoo studio on a portion of the second floor.

*VOTE*

**APPEAL #21-05** An appeal submitted by Morgan E. Mick requesting a Developmental Variance for **1803 Lincolnway West** to allow a new home with a 20' front yard setback and 10' exterior side yard setback.

*VOTE*

**APPEAL #21-06**

An appeal submitted by RUDRA Twenty Six, LLC, requesting a Developmental Variance for **1333 and 1335 Lincolnway East** to allow a reduction in the required number of parking spaces from ten to eight for a proposed two tenant building. *Appellant requests the item be continued to the May 11, 2021, meeting.*

**APPEAL #21-07**

An appeal submitted by Wellpet, LLC, requesting a Developmental Variance for **1121 and 1025 West Eleventh Street** to allow an 88' tall building with an 18' rear yard setback.

VOTE

**OLD BUSINESS**

**NEW BUSINESS**

**PRIVILEGE OF THE FLOOR**

**ADJOURNMENT**