

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

TUESDAY, 6:00 P.M.

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

JULY 9, 2013

- MEETING CALLED TO ORDER
- ROLL CALL
- EXPLANATION OF THE RULES OF PROCEDURE
- JUNE 11, 2013, MEETING MINUTES
- CONFLICT OF INTEREST DECLARATION

PUBLIC HEARING:

APPEAL #13-21 An appeal submitted by Todd Sikorski, Diana S. Ritchie, Jack W. Ritchie, JoAnn T. Rorie, and Jessie O. Rorie requesting a Use Variance for **1022 Willow Street** to permit a duplex in a R-1 Single Family Residential District. *Continued from the June 11, 2013 meeting. Appellant requests continuance to August 13 meeting.*

APPEAL #13-23 An appeal submitted by Ryan and Melissa Flanigan requesting a Developmental Variance for **2312 East Third Street** to allow a front porch addition with a 20' front building setback.

VOTE

APPEAL #13-24 An appeal submitted by SEC Investments, LLC, requesting a Developmental Variance for **1700-1800 block of East Day Road** to allow a reduction in parking spaces from 151 to 136.

VOTE

APPEAL #13-25 An appeal submitted by Max Helman requesting various Developmental Variances for the southeast **corner of East Jefferson Boulevard and Willow Street** to allow for a reduction in parking, landscaping, and dumpster enclosure visible from the right-of-way.

VOTE

APPEAL #13-26 An appeal submitted by Stonebridge Mishawaka, LLC, requesting a Developmental Variance for **625 Dublin Drive** to allow a privacy fence within the rear yard setback.

VOTE

APPEAL #13-27 An appeal submitted by Sells Enterprises, LLC, requesting Use and Developmental Variances for **805 Cleveland Street** to allow an indoor automotive sales facility, and various parking, pavement, building and pavement setbacks, and landscape variances.

VOTE

APPEAL #13-28

An appeal submitted by Cambridge Square Cooperative, Inc., requesting a Sign Variance at **239 West Catalpa Drive** to allow (2) freestanding signs; (1) 5'x9'2" sign on a fence structure and (1) 4'x1'10" sign on metal posts.

VOTE

APPEAL #13-29

An appeal submitted by Kupiec Properties LLC, requesting a Sign Variance at **212 West Edison Road** to allow a new sign within the required front setback.

VOTE

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