

AGENDA
CITY OF ELKHART BOARD OF ZONING APPEALS
THURSDAY, OCTOBER 8, 2026 AT 6:00 P.M.
COUNCIL CHAMBERS – MUNICIPAL BUILDING

This meeting can also be accessed electronically via Teams.

To join, go to <https://teams.microsoft.com/join/297521537820071?p=noV5Dx8BVUycQ2cKJP>, enter **297 521 537 820 071** as the meeting number and **"Aa7rF7Bp"** as the password. Attendees may preregister or enter during the meeting. Comments and questions may be submitted to raen.levendoski@cityofelkhartin.gov prior to the meeting.

1. **ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF PROOFS OF PUBLICATION**
4. **APPROVAL OF 2027 CALENDAR**

5. **OLD BUSINESS**

26-UV-21 PETITIONER IS VICTOR MEZA

PROPERTY IS LOCATED AT 2625 WARREN ST

To vary from Section 5.2, Permitted Uses in the R-2, One-Family Dwelling District to allow for Dog Grooming Salon and accessory retail sales.

6. **NEW BUSINESS**

26-UV-19 PETITIONER IS BRENT FIFER

PROPERTY IS LOCATED AT 1125 THORNTON ST

To vary from the uses found in Section 19.2, Permitted Uses in the M-2, General Manufacturing District to allow for an existing structure to be used as a single-family dwelling. Single-family dwellings are not a permitted use in the M-2 District.

To vary from the uses found in Section 4.2, Permitted Uses in the M-2, Heavy Manufacturing District to allow for the construction of two (2) accessory dwelling units.

To vary from Section 26.1.B.11, which states, 'No accessory structures shall be used for permanent or temporary habitation' to allow the accessory dwelling unit to be used for habitation."

26-BZA-19 PETITIONER IS RICHARD & KATHLEEN COLLINS

PROPERTY IS LOCATED AT 2619 GREENLEAF BLVD

To vary from the requirements found in Section 26.7.C.7.o.ii.(a), Pedestrian Access, which states in part 'For new construction on vacant land, both a public sidewalk as per City standards and the required designated pedestrian connections shall be installed,' to allow for no public sidewalk.

26-BZA-22 PETITIONER IS CONSTRUCTION DESIGNS BY RODMAN INC C/O BRADLEY RODMAN

PROPERTY IS LOCATED AT 4908 ELKHART EAST BLVD

To vary from Section 26.2 C. Areas to be Landscaped, 'A reduction of landscaping standards from Elkhart East PUD E-3 development standards for the Retail and Commercial District Development Area. The required plant material for 1 acre of site area is: 28 total trees, 220 shrubs, ground cover with perennials and annuals, berms and street tree planting.' A variance of 2 trees from 28 to 26, 190 shrubs from 220 to 30, and to not install a berm.

26-BZA-23 PETITIONER IS DEAN MOORE C/O DEAN & MELODY MOORE

PROPERTY IS LOCATED AT 1765 E BEARDSLEY AVE

To vary from Section 26.1.B.8.a, which states in part, 'A maximum of two (2) accessory buildings is allowed on each lot', to allow for a total of three (3) accessory buildings, a variance of one (1) accessory buildings. This request is to replace a deteriorated tool shed (accessory structure).

26-BZA-24 PETITIONER IS LUIS RODRIGUEZ SANTIAGO

PROPERTY IS LOCATED AT 604 MARKLE AV

To vary from Section 5.4, Yard Requirements, for the front yard average established setback of fifty-four (54) feet, to allow for the enclosing of an existing porch at a front yard setback of zero (0) feet, a variance of fifty-four (54) feet.

26-UV-24 PETITIONER IS PATRICK INDUSTRIES, INC.

PROPERTY IS LOCATED AT 3621 S NAPPANEE ST

To vary from 18.2 Permitted Uses in the M-1, Limited Manufacturing District, to allow for a gas station and convenience store.

26-BZA-25 PETITIONER IS RYAN LANTZ
PROPERTY IS LOCATED AT 316 STATE ST

To vary from Section 6.4, Yard Requirements, which states a one-family dwelling may not be closer than 5 feet from the side yard lot line' to allow for a three (3) foot setback. A variance of two (2) feet is requested for an existing dwelling and attached deck.

To vary from Section 26.1.B.3, Accessory Structures, General Provisions, which states, 'an accessory structure shall not be located closer than five (5) feet to the rear lot line' to allow for a variance of four point six and (4.6) feet.

To vary from Section 26.1.B.8.a, Accessory Structures, General Provisions, which states in part, 'A maximum of two (2) accessory buildings allowed on each lot to allow for four (4) accessory structures, a variance of two (2) structures.

To vary from the requirements found in Section 26.1.C.3, Swimming Pools, which states 'A swimming pool or the yard in which the pool is located, or any part thereof, shall be enclosed with a fence, six (6) feet in height, measured from the natural grade on the exterior side of the fence. All gates within such a fence shall be self-closing and self-locking.' To allow for the enclosed area of the swimming pool not to have a self-closing and self-locking fence.

To vary from Section 26.4.A.6 which states in part, 'No fences, other than split rail, wrought iron or open picket fences not to exceed four (4) feet in height, shall be permitted in any front yard or corner side yard' to allow for a five (5) foot fence with a seven-point six (7.6) foot gate installed to remain in the front yard. A front yard height variance of one (1) foot and three-point six (3.6) foot variance to remain for the same fence.

26-BZA-26 PETITIONER IS THE HILLTOP COMPANY LLC
PROPERTY IS LOCATED AT 121 S MAIN ST

To vary from Section 26.10.F.4 Off-Premises Signs, An off-premises sign shall only be permitted in B-3, Service Business District, M-1, Limited Manufacturing District and M-2, General Manufacturing District. The petitioner requests an off-premises wall sign in the CBD, Central Business District where off-premises signs are not permitted.

7. **STAFF ITEMS**
8. **ADJOURNMENT**

PLEASE REMEMBER TO USE THE MICROPHONE WHEN SPEAKING.
ERRORS IN THE MINUTES MAY RESULT FROM INAUDIBLE VOICES.

BOARD OF ZONING APPEALS MEMBERS

<u>Name</u>	<u>Term</u>	<u>Appointed By</u>
Janet Evanega-Rieckoff, President	February 2, 2024 – January 6, 2028	Mayor
Phalene Leichtman, Vice President	January 1, 2024 – December 31, 2027	Mayor
Ann Linley	January 1, 2026 – December 31, 2027	City Council
Rochali Newbill, Secretary	January 1, 2026 – December 31, 2030	Plan Commission
Position Vacant	TBD	Mayor