

AGENDA
ELKHART CITY BOARD OF ZONING APPEALS
THURSDAY, JANUARY 8, 2026 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 **2300 952 5126** as the meeting number and “**BZA2026**” 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 raen.levendoski@cityofelkhartin.gov prior to the meeting.

1. **ROLL CALL**
2. **ELECTION OF OFFICERS**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES NOVEMBER 13, 2025 AND DECEMBER 11, 2025**
5. **APPROVAL OF PROOFS OF PUBLICATION**

6. **OLD BUSINESS**

25-UV-12 PETITIONER IS JFS REAL ESTATE HOLDING, LLC, M.A. SPITE
PROPERTY IS LOCATED AT 1010 N MAIN ST

To vary from Section 19.2, Permitted Uses in the M-2, General Manufacturing District to allow for a Motor Vehicle Storage Yard.

7. **NEW BUSINESS**

26-UV-01 PETITIONER IS ESPAR & ESPAR HOLDINGS, LLC
PROPERTY IS LOCATED AT 700 SOUTH MAIN STREET SUITE 101

To vary from Section 15.2, Permitted Uses in the Central Business District to allow for a Tattoo Parlor.

26-BZA-02 PETITIONER IS GLENN HENDERSON
PROPERTY IS LOCATED AT 1105, 1107, 1111, 1113, 1117, 1119 EDWARDSBURG AVENUE

To vary from Section 6.4 Yard Requirements in the R-3 Two Family Dwelling District to allow a property line to be placed through the middle of an existing duplex to create a zero-foot side yard setback. The platted lot width for Lots 18, 19 and 20 is 56.95 feet.

26-UV-02 PETITIONER IS SURINDER SINGH
PROPERTY IS LOCATED AT VACANT LOT 2400 BLOCK SOUTH MAIN STREET, PARCEL NO. 06-16-208-008

To vary from Section 11.2, Permitted Uses to allow for a two family dwelling. Two family dwellings are not permitted by right in the B-1 district.

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
Doug Mulvaney	January 13, 2022 – January 6, 2025	Mayor
Ron Davis, Secretary	January 13, 2023 – January 6, 2025	Plan Commission
Position Vacant	NA	Mayor