

AGENDA
CITY OF ELKHART BOARD OF ZONING APPEALS
THURSDAY, AUGUST 13, 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/meet/269580807161884?p=53nFI1h5YZzIHhM3CB> enter **269 580 807 161 884** as the meeting number and **"Xc3qe2gb"** as the password. Attendees may preregister or enter during the meeting. Comments and questions may be submitted to raen.levendoski@cityofelkhart.in.gov prior to the meeting.

1. **ROLL CALL**
2. **ELECTION OF OFFICERS**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES JULY 9, 2026**
5. **APPROVAL OF PROOFS OF PUBLICATION**

6. **OLD BUSINESS**

None.

7. **NEW BUSINESS**

26-UV-18 PETITIONER IS MARY AND PETER GRABER

PROPERTY IS LOCATED AT 3030 BENHAM AVE

To vary from Section 6.2, Permitted Uses in the R-3, Two-Family Dwelling District to allow for the structure at 3030 Benham Avenue to be used for the purpose of providing 24-hour residential care and support for individuals on an ongoing basis – as a single residential unit.

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 a one (1) accessory dwelling unit.

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-18 PETITIONER IS GRANT STREET LLC

PROPERTY IS LOCATED AT 2223 GRANT ST

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.

8. **STAFF ITEMS**

Reconsideration of case **26-BZA-17** for **12 MELROSE MANOR**.

9. **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	January 1, 2026 – December 31, 2030	Plan Commission
Position Vacant	TBD	Mayor