

AGENDA
CITY OF ELKHART BOARD OF ZONING APPEALS
THURSDAY, SEPTEMBER 10, 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/219408143693404?p=yzJx3C3zJ8yUPjZSJjs>, enter **219 408 143 693 404** as the meeting number and “**2hQ2MW6s**” 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 MINUTES AUGUST 13, 2026**
4. **APPROVAL OF PROOFS OF PUBLICATION**

5. **OLD BUSINESS**
None

6. **NEW BUSINESS**

26-BZA-10 PETITIONER IS SRE INDIANA 1M, LLC
PROPERTY IS LOCATED AT 3008 MOBILE DR

To vary from Section 26.4.A.6, Fence Requirements, which states in part that, ‘No fences, other than split rail, wrought iron, or open picket fences not to exceed four (4) feet in height, shall be permitted on any front yard or corner side yard’ to allow for a seven (7) foot chain link fence (six (6) foot fence and one (1) foot 3-strand barbless wire fence) in the front yard, a variance of three (3) feet.

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-REV-02 PETITIONER IS CITY OF ELKHART
PROPERTY IS LOCATED AT 1701 PRAIRIE ST

A request by the City of Elkhart to revoke special exception 95-X-26 approved on March 14, 1995. The special exception allowed a sheltered living home facility for the rehabilitation of substance abusers. To also revoke special exception 75-X-09 approved on June 12, 1975, for use as an institution for children.

The property is now being used as a single family dwelling and no longer being used for either special exception use.

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.

26-BZA-20 PETITIONER IS ALLEN & DONNA ZAVATSKY
PROPERTY IS LOCATED AT 217 HAINES DR

To vary from Section 4.4, Yard Requirements in the R-1 District, which requires front setbacks and rear setbacks located along a river or stream to be the established setbacks. The established setbacks at this location are 50’8” feet in the front and 57’7” feet in the rear; the requested setbacks are 35 feet in the front and 42 feet in the rear, a variance of 15’8” feet in front and 15’7” feet in the rear.

26-BZA-21 PETITIONER IS 28247 JAMI LLC
PROPERTY IS LOCATED AT 2824 JAMI ST

To vary from Section 26.4.A.6, Fence Requirements, which states in part that, ‘No fences, other than split rail, wrought iron, or open picket fences not to exceed four (4) feet in height, shall be permitted on any front yard or corner side yard, to allow for a six (6) foot chain link fence in the front yard, a variance of two (2) feet.

26-UV-23 PETITIONER IS ESTELA SANDOVAL

PROPERTY IS LOCATED AT 2319 S MAIN ST

To vary from Section 11.2, Permitted Uses in the B-1, Neighborhood Business 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 B-1 District.

26-BZA-17 PETITIONER IS GARRICK AND TRICIA LANKFORD

PROPERTY IS LOCATED AT 12 MELROSE MANOR

To vary from Section 4.4, Yard Requirements in the R-1, One Family Dwelling District, which requires rear setbacks located along a river or stream to be the established setback. The established setback at this location is 64'9" (current rear setback is 48'6"). The requested setback for the home after an addition is 36'6" feet in the rear, a variance of 28.3 feet.

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