AGENDA
CITY OF ELKHART BOARD OF ZONING APPEALS
THURSDAY, NOVEMBER 12, 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/295165113324579?p=96uyiD9iQgSpaadMxg, enter **295 165 113 324 579 1** as the meeting number and "**vV6KC7LY**" 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. **OLD BUSINESS**

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.

5. **NEW BUSINESS**

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-UV-22 PETITIONER IS LAZARO VALADEZ
PROPERTY IS LOCATED AT 1502 & 1514 S MAIN ST
To vary from Section 13.2, Permitted Uses in the B-3, Service Business District, to allow for off premise parking at 1502 S. Main for the adjacent residential property at 1514 S. Main, which will allow for 3 of 4 required parking spaces.
To vary from Section 8.5, Yard Requirements in the R-5, Urban Residential District to allow, at 1514 S. Main, an established lot size of 4791 square feet, to be used as a two family dwelling. The minimum lot size for the conversion to a two family dwelling is 7,200 square feet, a variance of 2,409 square feet for the lot area.
To vary from Section 26.7.B.1.d which states in part, 'Accessory off street parking on the same zoning lot as the use served' to allow for 3 of 4 of the required parking spaces from 1514 S. Main to be located at 1502 S. Main.
To vary from Section 8.5, Yard Requirements in the R-5, Urban Residential District to allow for a property with an established lot Maximum Lot Coverage for Structures over 40% to allow for 44% lot coverage, a variance of 4%.

26-UV-25 PETITIONER IS BACK TABLE LLC c/o FRANZ MORSCHES
PROPERTY IS LOCATED AT VL 2500 BL COUNTY RD 15 (PARCEL 02-25-176-018-027)
To vary from Section 4.2, Permitted Uses, R-1 One-Family Dwelling District, to allow for warehousing.
To vary from Section 26.1.B.8.a, Size, 'a maximum total of seven hundred twenty (720) square feet for the largest structure', to allow for a three thousand five hundred (3,500) square foot structure, a variance of two thousand seven hundred eighty (2,780).

26-X-03 PETITIONER IS ELKHART CLINIC BUILDING LLC
PROPERTY IS LOCATED AT 2310 LEXINGTON AVE
Per Section 11.3, B-1, Neighborhood Business District, Special Exception Uses, (11.3.A) Churches to allow for the establishment of a new church at 2310 Lexington Avenue.

26-BZA-28 PETITIONER IS CHRISTOPHER J & LEZLIE HIMES
PROPERTY IS LOCATED AT 6 LONGWOOD DR AND VL LONGWOOD PL
To vary from Section 4.4, Yard Requirements in the R-1, One-Family Dwelling District, which requires front setbacks and rear setbacks located along a river or stream to be the established setbacks. The established rear setback for 6 Longwood Drive is ninety-two feet three inches (92'3"); the requested setback is seventy-seven (77) feet, a variance of fifteen feet three inches (15'3").

The following are for a new structure:
To vary from Section 4.4, Yard Requirements in the R-1, One-Family Dwelling District which require a twenty-five (25) foot front yard setback to allow for a fifteen (15) foot setback, a variance of ten (10) feet.
To vary from Section 4.4, Yard Requirements in the R-1, One-Family Dwelling District which requires a thirty (30) foot rear yard setback to allow for a fifteen (15) foot setback, a variance of fifteen (15) feet.
To vary from Section 4.4, Yard Requirements in the R-1, One-Family Dwelling District which requires a Maximum Lot Coverage for Structures at (40%), to allow for (53.33%), a variance of (13.33%).

6. **STAFF ITEMS**
7. **ADJOURNMENT**

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

BOARD OF ZONING APPEALS MEMBERS

Name	Term	Appointed By
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