

**AGENDA**  
**ELKHART CITY BOARD OF ZONING APPEALS**  
**SATURDAY, FEBRUARY 21, 2026 AT 9:00 A.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 **2308 700 2634** 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](mailto:raen.levendoski@cityofelkhartin.gov) prior to the meeting.

1. **ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF PROOFS OF PUBLICATION**
  
4. **NEW BUSINESS**

**25-UV-08 PETITIONER IS ZEBRA STRIPE LLC**  
**PROPERTY IS LOCATED AT 641 W. LEXINGTON AVENUE**

To vary from Section 5.2, Permitted Uses in the R-2, One-Family Dwelling District, to allow for a lodging home.

**25-BZA-22 PETITIONER IS AARON YODER AND CHRISTINA YODER**  
**PROPERTY IS LOCATED AT 1305 CEDAR STREET**

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 six (6) foot privacy fence installed to remain in the corner side yard. A corner side yard height variance of two (2) feet and a material standards (solid privacy) variance to remain for the same fence.

**25-UV-09 PETITIONER IS STEVE HILL PROPERTY & BLDG. SERVICES INC.**  
**PROPERTY IS LOCATED AT 1717 CASSOPOLIS STREET**

To vary from Section 13.2, Permitted Uses in the B-3, Service Business District to allow for the establishment of a new day care center at 1717 Cassopolis Street.

**25-X-07 PETITIONER IS ELISSA GARCIA**  
**PROPERTY IS LOCATED AT 721 MAPLE ROW**

Per Section 5.3, Special Exception Uses, (4.3.F) Day Care Home, to allow for the establishment of a new day care home at 721 Maple Row.

**25-BZA-23 PETITIONER IS GAYDUO KORLEWALA**  
**PROPERTY IS LOCATED AT 1034 PRINCETON BLVD**

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 solid privacy fence to remain in the corner side yard.

To also vary from Section 26.4.B.2, Fence Requirements, which states in part, ‘A fence or wall not more than six (6) feet in height may be placed, built or installed on the side and/or rear yards of any lot in a residential or business district, excepting in that portion of any required yard that lies within the corner lot visibility area and exception further that, in a corner lot, no fence, wall or vegetation exceeding four (4) feet in height or a fence, wall or vegetation that is opaque may be placed, built or installed: In any portion of the rear yard lying closer to said street than the point of the principal building nearest said street, to allow for a solid six (6) foot privacy fence to remain in the corner side yard.

**25-UV-10 PETITIONER IS NICHOLE HOGENDBLER**  
**PROPERTY IS LOCATED AT 1746 E BEARDSLEY AV**

To vary from Section 4.2 Permitted Uses in the R-2, One Family Dwelling District, to allow for one (1) accessory dwelling unit at 1746 E Beardsley Avenue.

To vary from Section 26.1.B.8.a, which states in part, ‘Accessory buildings on property occupied by a one or two family residential use shall be limited to a maximum floor area of 720 square feet for the largest structure, with a maximum total of 840 square feet for all accessory buildings combined’, to allow for the proposed accessory dwelling unit at 748 square feet, where the maximum for any one accessory structure is 720 square feet, a variance of 28 square feet.

To also vary from the maximum total area for all accessory structures of 840 square feet to allow for a total area for all accessory structures of 1,148 square feet, a variance of 308 square feet.

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 four (4) accessory buildings, a variance of two (2) accessory buildings (including the proposed 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.

5. **ADJOURNMENT**

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

**BOARD OF ZONING APPEALS MEMBERS**

<b><u>Name</u></b>	<b><u>Term</u></b>	<b><u>Appointed By</u></b>
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