

AGENDA
ELKHART CITY BOARD OF ZONING APPEALS
THURSDAY, MARCH 12, 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 **2302 705 9818** 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 FEBRUARY 12, 2026**
5. **APPROVAL OF PROOFS OF PUBLICATION**

6. **OLD BUSINESS**

25-UV-10 PETITIONER IS NICHOLE HOGENDOBLER
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.

7. **NEW BUSINESS**

26-BZA-05 PETITIONER IS GATEWAY MILE PROPERTIES, LLC
PROPERTY IS LOCATED AT 101 SOUTH MAIN STREET

To vary from Section 26.10.D – Table 1, Wall signs in the CBD for multiple tenant buildings, that limits the size to 50% of the signable area to a maximum of 25 square feet per store front to allow for wall signs that are:

North – 96 sf, a variance of 71 sf;

East – 96 sf, a variance of 71 sf;

Southeast – 56 sf, a variance of 31sf.

To also vary from Section 26.10.D – Table 1, Projecting signs in the CBD, that limits the size to 9 square feet to allow for a projecting sign that is 12.56 square feet, a variance of 3.56 square feet.

26-UV-05 PETITIONER IS ELKHART SC INC / STEVEN DUCKATT
PROPERTY IS LOCATED AT 1522 CASSOPOLIS STREET

To vary from Section 12.2, Permitted Uses in the B-3, Service Business District, to allow for the property to be used for small scale food production, packaging and accessory on site sales.

26-UV-06 PETITIONER IS VOCATIONAL BUILDING TRADES, INC.
PROPERTY IS LOCATED AT 1425 WEST INDIANA AVENUE

To vary from Section 11.2, Permitted Uses in the B-1, Neighborhood Business District, to allow for the construction of a single-family dwelling. Single-family dwellings are not a permitted use in the B-1 District.

Also:

For the same dwelling above, the proposed area of the dwelling is 864 square feet, the minimum area of any one family dwelling is 950 square feet found in Section 5.2.B in the R-2, One Family Dwelling District, a variance of 86 square feet.

To vary from Section 11.4, Yard Requirements, for the front yard average established setback of twenty one and five tenths (21.5) feet, to allow for the construction of a one family detached dwelling at a front yard setback of seventeen and three tenths (17.3) feet, a variance of four and two tenths (4.2) feet.

To vary from Section 11.4, Yard Requirements, for the corner side yard average established setback of seventeen (17) feet, to allow for the construction of a one family detached dwelling at a corner side yard setback of fifteen (15) feet, a variance of two (2) feet.

To vary from Section 26.3.B. 9, Obstructions Permitted in the Front Yard to allow for an open porch to project eight (8) feet into the front yard when six (6) feet is permitted, a variance of two (2) feet.

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