

AGENDA
ELKHART CITY BOARD OF ZONING APPEALS
THURSDAY, FEBRUARY 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 **2316 869 8850** 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 DECEMBER 11, 2025 AND JANUARY 8, 2026**
5. **APPROVAL OF PROOFS OF PUBLICATION**

6. **NEW BUSINESS**

26-BZA-03 PETITIONER IS POLLY PROPERTIES LLC
PROPERTY IS LOCATED AT 345 COUNTRY CLUB DRIVE

To vary from Section 11.4 Yard Requirements in the B-1, Neighborhood Business District, to allow for an eighteen point five (18.5) foot rear yard setback for an existing building where twenty (20) feet is required, a variance of one point five (1.5) feet.

To vary from Section 11.4 Yard Requirements in the B-1, Neighborhood Business District, to allow for a zero (0) foot driveway setback where six (6) feet is required, a variance of six (6) feet.

26-UV-03 PETITIONER IS KAJO INC – JOSEPH T. LIVINGS & KATHRYN LIVINGS
PROPERTY IS LOCATED AT 2111 CASSOPOLIS ST

To vary from Section 13.2, Permitted Uses in the B-3, Service Business District to allow for a private club or lodge (Masonic Lodge).

26-BZA-04 PETITIONER IS MELINDA MCCAREY
PROPERTY IS LOCATED AT 1620 SOUTH NINTH STREET

To vary from Section 5.4, Yard Requirements in the R-2 One-Family Dwelling District, to allow for a six (6) foot side yard setback where seven (7) feet are required, a variance of one (1) foot.

To vary from Section 5.4, Yard Requirements, Rear Yard to allow for a twenty-five (25) foot rear setback where thirty (30) feet is required, a variance of five (5) feet.

To vary from Section 5.4, Yard Requirements, for the front yard average established setback of twelve (12) feet, to allow for the construction of a one family detached dwelling at a front yard setback of eleven (11) feet, a variance of one (1) foot.

To vary from Section 5.2.B, Permitted Uses, which requires a one family detached dwelling to be a minimum of 600 square feet on the ground floor to allow for five hundred fourth (540) square feet on the ground floor, a variance of sixty (60) square feet.

26-UV-04 PETITIONER IS AMERICA RIVERA
PROPERTY IS LOCATED AT 2005 SOUTH MAIN STREET

To vary from Section 13.2, Permitted Uses in the B-3 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-3 District.

To vary from Section 26.1.B.3, Accessory Structures, General Provisions, which states, ‘an accessory structure shall not be located closer than three (3) feet to an interior side yard lot line’ to allow for a variance of two point six and (2.6) feet.

To vary from Section 26.1.B.8, Accessory Structures, General Provisions, which states in part, ‘A maximum of two (2) accessory buildings allowed on each lot to allow for three (3) accessory structures, a variance of one (1) structure.

7. **STAFF ITEMS**
26-REV-01 PETITIONER IS CITY OF ELKHART
PROPERTY IS VACANT LOT WADE DRIVE

A request by the City of Elkhart to revoke 22-UV-01 which was approved January 13, 2022 which granted a use variance to allow for the creation of a recreational vehicle finished goods storage lot.

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 Evanea-Rieckhoff, 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