

AGENDA
ELKHART CITY BOARD OF ZONING APPEALS
THURSDAY, APRIL 9, 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 **2300 762 6417** 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 21, 2026 AND MARCH 12, 2026**
5. **APPROVAL OF PROOFS OF PUBLICATION**

6. **NEW BUSINESS**

26-BZA-06 PETITIONER IS RIVER DISTRICT DEVELOPMENT
PROPERTY IS LOCATED AT 302 E JACKSON

To vary from Section 26.10.D.3 – Table 1, Projecting signs in the CBD, that limits the size to 9 square feet to allow for a projecting sign that is 35 square feet, a variance of 26 square feet.

Also, to vary from Section 26.10.E – Table 2, Projecting Signs in the CBD, that limits the height of the projecting sign to thirty-five (35) feet above the ground to allow for a sign that is thirty-eight (38) feet above ground, a variance of three (3) feet.

26-UV-07 PETITIONER IS NEXINK REALTY LLC
PROPERTY IS LOCATED AT VL 2000 BL SOUTH MAIN STREET

To vary from Section 19.2 Permitted Uses in the M-2, General Manufacturing District, to allow for auto sales.

26-X-01 PETITIONER IS CITY OF ELKHART BOARD OF PUBLIC WORKS AND ERMINE MEADOWS INC
PROPERTY IS LOCATED AT 626 W CLEVELAND AVE

Per Section 5.3, Special Exception Uses, (4.3.O) Parks and Playgrounds to allow for the establishment and expansion of a new park and playground.

26-BZA-07 PETITIONER IS DIOCESE OF FORT WAYNE-SOUTH BEND
PROPERTY IS LOCATED AT 1128 S MAIN ST

To vary from Section 26.4.A.8, Fence Requirements, which states in part, “Fence materials may include treated wood, painted wood, treated split rail, ornamental wrought iron, brick, stone, masonry block, decorative painted or vinyl coated aluminum, or other materials as approved by the Planning and Zoning Office. Scrap lumber, plywood, sheet metal, plastic or fiberglass sheets are specifically prohibited, to allow for a plastic fabric to cover an existing fence to remain.

26-UV-08 PETITIONER IS K&J PROPERTY LLC
PROPERTY IS LOCATED AT 2101 W FRANKLIN

To vary from Section 19.2, Permitted Uses in the M-2, General Manufacturing District, to allow for the construction of a Drive-thru Coffee Shop. Drive-thru Coffee Shop are not a permitted use in the M-2 District.

26-BZA-09 PETITIONER IS CRB4, LLC
PROPERTY IS LOCATED AT 4800 BRISCOLA CT

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 corner side yard, a variance of three (3) feet.

26-BZA-11 PETITIONER IS IGNACIO PEREZ
PROPERTY IS LOCATED AT 431 MIDDLEBURY

To vary from Section 8.5, Yard Requirements to allow for a parcel with an established lot size of 3,040 square feet and lot frontage of 38 feet variance to be used as a two-family dwelling. The minimum lot size for a two-family dwelling is 7,200 square feet and a lot frontage of 60 feet, a variance of 4,160 square feet for the lot area and 22 feet for the lot frontage.

To vary from Section 8.5, Yard Requirements in the R-5 Urban Residential District, to allow for a five (5) foot side yard setback where seven (7) feet are required, a variance of two (2) feet.

To vary from Section 8.5, Yard Requirements, Rear Yard to allow for a thirteen (13) foot rear setback where thirty (30) feet is required, a variance of seventeen (17) feet.

To vary from Section 8.5, Yard Requirements, for the corner side yard average established setback of thirteen (13) feet, to allow for the construction of a two family dwelling at a corner side yard setback of seven (7) feet, a variance of six (6) feet.

To vary from Section 26.7.D, Schedule of Off-Street Parking Space Requirements, to allow for zero (0) off-street parking spaces where four (4) off-street parking spaces are required, a variance of four (4) off-street parking spaces.

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