

AGENDA
ELKHART CITY BOARD OF ZONING APPEALS
THURSDAY, OCTOBER 9, 2025 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 2304 666 8926 as the meeting number and “BZA2025” 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. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES AUGUST 28, 2025, SEPTEMBER 11, 2025**
4. **APPROVAL OF PROOFS OF PUBLICATION**

5. **OLD BUSINESS**

25-BZA-20 PETITIONER IS FIRST PRESBYTERIAN CHURCH OF ELKHART
PROPERTY IS LOCATED AT 200 EAST BEARDSLEY AVENUE

To vary from Section 26.10.F.5(b)(f), Temporary Signs, which permits two (2) yard signs per street frontage and one (1) additional sign for each 250 feet of frontage for all four (4) street frontages in ‘B’ zoning districts for a period of thirty (30) days per year and one (1) banner which is not permitted in residentially zoned districts to allow for twelve (12) roadside yard signs and six (6) interior wayfinding signs and one (1) banner for a total of seventy (70) days per year, a variance of six (6) additional yard signs and 40 days per year, where these signs are only permitted in ‘B’ districts.

6. **NEW BUSINESS**

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 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 habituation’ to allow the accessory dwelling unit to be used for habituation.

7. **STAFF ITEMS**

19-X-14U

Staff and BZA review of Special Exception 19-X-14, which allowed for a Day Care Center.

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
Ron Davis, Secretary	January 13, 2023 – January 6, 2025	Plan Commission
Doug Mulvaney	January 13, 2022 – January 6, 2025	Mayor
Position Vacant	NA	Mayor