

AGENDA
CITY OF ELKHART BOARD OF ZONING APPEALS
THURSDAY, JULY 9, 2026 AT 6:00 P.M.
COUNCIL CHAMBERS – MUNICIPAL BUILDING

This meeting can also be accessed electronically via Teams.

To join, go to <https://teams.microsoft.com/meet/256645390586576?p=o6J7lgxFRN35uwNEVV> enter **256 645 390 586 576** as the meeting number and “**iA2W2Pv3**” as the password. Attendees may preregister or enter during the meeting. Comments and questions may be submitted to raen.levendoski@cityofelkhartin.gov prior to the meeting.

1. **ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES JUNE 11, 2026**
4. **APPROVAL OF PROOFS OF PUBLICATION**

5. **OLD BUSINESS**

26-UV-11 PETITIONER IS LUIS & MARIA NAVARRETE
PROPERTY IS LOCATED AT 2642 S MAIN ST

To vary from Section 19.2 Permitted Uses in the M-2, General Manufacturing District to allow for a Food Truck Park.

6. **NEW BUSINESS**

26-BZA-10 PETITIONER IS SRE INDIANA 1M, LLC
PROPERTY IS LOCATED AT 3008 MOBILE DR

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 front yard, a variance of three (3) feet.

26-X-02 PETITIONER IS NEW LIFE IN CHRIST MINISTRIES
PROPERTY IS LOCATED AT 1842 E BRISTOL ST

Per Section 11.3, B-1, Neighborhood Business District, Special Exception Uses, (11.3.A) Churches to allow for the establishment of a new church at 1842 East Bristol Street.

26-UV-17 PETITIONER IS JOHN ROBINIA
PROPERTY IS LOCATED AT 2603 MORTON AVE

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

26-BZA-15 PETITIONER IS KENNETH A KNOX AND WANDA L KNOX
PROPERTY IS LOCATED AT 2901 HOMER AVE

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 seven hundred twenty (720) square feet for the largest structure, with a maximum total of eight hundred forty (840) square feet for all accessory buildings combined’, to allow for the proposed accessory building at 1152 square feet, where the maximum for any one accessory structure is 720 square feet, a variance of 432 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 1,568 square feet, a variance of 728 square feet.

Also:

To vary from Section 26.1.B.3, which states in part, ‘An accessory structure shall not be located closer than three (3) feet to an interior side yard lot line and not closer than five (5) feet to the rear lot line’, to allow for variance of three (3) feet to an interior side yard lot line and five (5) feet rear lot line for a zero (0) setback for both.

26-BZA-16 PETITIONER IS HMS ELKHART LLC
PROPERTY IS LOCATED AT 1514 W LUSHER AVE

The property owner wishes to replace an existing non-conforming six (6) foot fence with a new ten (10) foot fence. The request is - To vary from Section 26.4.D.1, Fence Requirements for Fences around Junk Yards, Motor Vehicle Impoundment Yards, Scrap or Recycling Yards or Motor Vehicle Wrecking Yards, which states in part that, ‘An opaque fence, a minimum of eight (8) feet in height, constructed of painted or treated wood, painted or textured block, or brick and set back fifteen (15)

feet or more inside the lot lines.’ And ‘In a front or corner side yard the fence shall not project beyond the front façade of buildings located on adjacent lots on the same side of the street’, to allow for a chain link fence (at the same location as the existing) beyond the front façade of the structure, at the property line with a zero (0) foot setback.

To also vary from Section 26.4.D.3.a, of Fence Requirements for Fences around Junk Yards, Motor Vehicle Impoundment Yards, Scrap or Recycling Yards or Motor Vehicle Wrecking Yards, which states in part, ‘A landscape strip shall be maintained between the fence and property line in the following yards: a. All front and corner side yards’, to allow for the same replacement fence at a zero (0) foot setback with no landscape strip.

26-BZA-17 PETITIONER IS GARRICK AND TRICIA LANKFORD
PROPERTY IS LOCATED AT 12 MELROSE MANOR

To vary from Section 4.4, Yard Requirements in the R-1, One Family Dwelling District, which requires rear setbacks located along a river or stream to be the established setback. The established setback at this location is 64’9” (current rear setback is 48’6”). The requested setback for the home after an addition is 36’6” feet in the rear, a variance of 28.3 feet.

- 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