

AGENDA
ELKHART CITY BOARD OF ZONING APPEALS
THURSDAY, MAY 14, 2026 AT 6:00 P.M.
COUNCIL CHAMBERS – MUNICIPAL BUILDING

THIS MEETING WILL ALSO BE HELD ELECTRONICALLY VIA TEAMS.

To join, go to <https://teams.microsoft.com/join/255189637546258?p=LGVf5DdtEtkEoV8mow>, enter **255 189 637 546 258** as the meeting number and **“4oT6F7q7”** 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. **ELECTION OF OFFICERS**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES APRIL 9, 2026**
5. **APPROVAL OF PROOFS OF PUBLICATION**

6. **OLD BUSINESS**
None

7. **NEW BUSINESS**

26-UV-09 PETITIONER IS LYNDON MARTIN

PROPERTY IS LOCATED AT 2111 S SEVENTEENTH ST

To vary from 18.2 Permitted Uses in the M-1, Limited Manufacturing District, to allow for auto sales.

26-BZA-12 PETITIONER IS HYDRO EXTRUSION USA, LLC

PROPERTY IS LOCATED AT 3406 REEDY 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-BZA-14 PETITIONER IS WASTE-AWAY GROUP

PROPERTY IS LOCATED AT 707 N WILDWOOD AVE

To vary from Section 18.6 Yard Requirements in the M-1, Limited Manufacturing District, to allow for a sixteen (16) foot front yard setback when twenty-five (25) feet are required, a variance of nine (9) feet.

To vary from Section 26.4.A.6, Fence Requirements, which states in part that, ‘No fences to exceed four (4) feet in height, shall be permitted on any front yard or corner side yard’ to allow for an eight (8) foot welded steel fence in the front and corner side yard, a variance of four (4) feet.

26-UV-10 PETITIONER IS MOUNT NORTH CAPITAL

PROPERTY IS LOCATED AT 421 S SECOND ST

To vary from Section 15.2, Permitted Uses in the CBD, Central Business District to allow for an Amusement parlor.

26-UV-14 PETITIONER IS CITY OF ELKHART REDEVELOPMENT COMMISSION

PROPERTY IS LOCATED AT 131 S MAIN ST

To vary from Section 15.2, Permitted Uses in the CBD, Central Business District to allow for Temporary Structures, not related to construction, for a temporary pocket park.

8. **STAFF ITEMS**
9. **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