

# **SOUTH BEND BOARD OF ZONING APPEALS**

## **MINUTES**

Monday, May 5, 2025  
4:00 p.m.

4th Floor, Council Chambers  
County-City Building, South Bend, IN

### **MEMBERS PRESENT:**

Mark Burrell  
Francisco Fotia  
Kaine Kanczuzewski  
Caitlin Stevens

### **ALSO PRESENT:**

Michael Divita  
Tim Staub  
Amani Morrell  
Kelly Meehan

### **PUBLIC HEARINGS:**

- 1 The petition of Mohamed Nafti seeking the following variance(s): 1) from the maximum encroachment of a frontage type into a front yard of 5' to 14', property located at 207 E CALVERT ST. Zoned U1 Urban Neighborhood 1.** *(Audio Position: 04:46)*

### **STAFF REPORT**

The staff report was presented by Tim Staub.

Analysis: Built in 1907, prior to any zoning laws, the house and the property to its east were sited with no setback from the lot line. The porch deteriorated over the years and needs to be replaced to be a functional frontage. Replacing the porch with one that fills the same footprint helps maintain the historic built form of the neighborhood and provides an effective frontage for the property.

Staff Recommendation: Based on the information provided prior to the public hearing, the staff recommends the Board approve the variances as presented.

PETITIONER- Mohahmed Nafti, owner, 207 E Calvert appeared in person to present

### **INTERESTED PARTIES**

There was no one from the public to speak.

### **PUBLIC COMMENT**

There was no one from the public to speak.

## City of South Bend **BOARD OF ZONING APPEALS**

### ACTION

After careful consideration, the following action was taken:

Upon a motion by Francisco Fotia, being seconded by Caitlin Stevens and unanimously carried, a petition by Mohamed Nafti seeking the following variances: 1) from the maximum encroachment of a frontage type into a front yard of 5' to 14' was approved as presented, and will issue written Findings of Fact.

Caitlin Stevens - Yes

Kaine Kanczuzewski - Yes

Mark Burrell -Yes

Francisco Fotia -Yes

- 2 The petition of Sarvid 1 LLC, seeking the following variance(s): 1) from the maximum encroachment of a frontage type into a front yard of 5' to 9', property located at 1333 WILBER ST. Zoned U1 Urban Neighborhood 1.**

*(Audio Position: 08:50)*

### STAFF REPORT

The staff report was presented by Tim Staub.

Analysis: In 1960, 10 of the 11 homes on Wilber had full front porches while only one has a full porch in 2022. The petitioner is seeking a variance to construct a porch that will restore that former condition to their home and improve the block face. Additionally, the variance should bring the frontage type for the house into greater compliance from the stoop which is non-conforming in depth.

Staff Recommendation: Based on the information provided prior to the public hearing, the staff recommends the Board approve the variances as presented.

PETITIONER – Thomas Gryp, 1736 W Northshore Dr, on behalf of Sarvid 1 LLC, appeared virtually to present.

### INTERESTED PARTIES

There was no one from the public to speak.

### PUBLIC COMMENT

There was no one from the public to speak.

## City of South Bend **BOARD OF ZONING APPEALS**

### ACTION

After careful consideration, the following action was taken:

Upon a motion by Caitlin Stevens, being seconded by Kaine Kanczuzewski and unanimously carried, a petition by Sarvid I, LLC seeking the following variances: 1) from the maximum encroachment of a frontage type into a front yard of 5' to 9' was approved as presented, and will issue written Findings of Fact.

Caitlin Stevens - Yes  
Kaine Kanczuzewski - Yes  
Mark Burrell -Yes  
Francisco Fotia -Yes

- 3 The petition of LAKSHMI PRIYA & KAUR RAVNEET & MR DISCOUNT GRILLE & LIQUOR LLC seeking a Special Exception to allow beer/wine/liquor sales, property located at 3401 WESTERN AVE. Zoned NC Neighborhood Center.**

*(Audio Position: 13:04)*

### STAFF REPORT

The staff report was presented by Amani Morrell.

Analysis: Located along the Western Avenue commercial corridor, the proposed use is consistent with the form and use of surrounding properties.

Staff Recommendation: Based on the information provided prior to the public hearing, the staff recommends the Board send the petition to the Common Council with a favorable recommendation, with the condition that all improvements to bring the building up to zoning compliance are completed within 6 months.

PETITIONER – Priya Lakshmi, Owner, 6520 Lake Crest Cir appeared in person to present

### INTERESTED PARTIES

There was no one from the public to speak.

### PUBLIC COMMENT

There was no one from the public to speak.

## City of South Bend **BOARD OF ZONING APPEALS**

### ACTION

After careful consideration, the following action was taken:

Upon a motion by Frank Fotia, being seconded by Caitlin Stevens and unanimously carried, a petition by LAKSHMI PRIYA & KAUR RAVNEET & MR DISCOUNT GRILLE & LIQUOR LLC seeking a Special Exception for beer/wine/liquor sales for property located at 3401 WESTERN AVE, is TABLED until next meeting, in the meantime, the petitioner will discuss with staff as to whether a special exception is needed.

Caitlin Stevens - Yes

Kaine Kanczuzewski - Yes

Mark Burrell - Yes

Francisco Fotia - Yes

- 4 The petition of 2010 INVESTMENT GROUP seeking a Special Exception to allow a two unit dwelling on each lot in U1 Urban Neighborhood 1, property located at 912 DUBAIL AVE and 914 DUBAIL AVE and 918 DUBAIL AVE and 1703 DALE AVE and 1705 DALE AVE and 1711 DALE AVE and 906 DUBAIL AVE and 1711 DALE AVE. Zoned U1 Urban Neighborhood 1.** *(Audio Position: 24:20)*

### STAFF REPORT

The staff report was presented by Amani Morrell.

Analysis: The construction of new duplexes that are consistent with the built form of the surrounding neighborhood will bring new residents to the area and provide additional housing on lots that are currently vacant.

Staff Recommendation: Based on the information provided prior to the public hearing, the staff recommends the Board send the petition to the Common Council with a favorable recommendation.

PETITIONER- David Njoroge, 2010 Investment Group owner, 3131 Springbrook Dr appeared in person to present

### INTERESTED PARTIES

Damian Conrad, resident, 718 E Broadway, appeared in person with questions regarding the special exception and how it would affect changes in the neighborhood.

### PUBLIC COMMENT

There was no one from the public to speak.

## City of South Bend **BOARD OF ZONING APPEALS**

### ACTION

After careful consideration, the following action was taken:

Upon a motion by Francisco Fotia, being seconded by Kaine Kanczuzewski and carried, a petition by 2010 INVESTMENT GROUP seeking a Special Exception for a two unit dwelling on each lot in U1 Urban Neighborhood 1 for property located at 912 DUBAIL AVE and 914 DUBAIL AVE and 918 DUBAIL AVE and 1703 DALE AVE and 1705 DALE AVE and 1711 DALE AVE and 906 DUBAIL AVE and 1711 DALE AVE, City of South Bend, is sent to the Common Council with a favorable recommendation, and will issue written Findings of Fact.

Caitlin Stevens - Yes  
Kaine Kanczuzewski - Yes  
Mark Burrell - Yes  
Francisco Fotia - Yes

- 5 The petition of A & M WIRELESS INC seeking a Special Exception to allow a Restaurant use, property located at 1702 WESTERN AVE. Zoned UF Urban Neighborhood Flex.**

*(Audio Position: 38:33)*

### STAFF REPORT

The staff report was presented by Tim Staub.

Analysis: The building was designed and has historically been utilized as retail/service space. Introducing a restaurant will activate the building and enhance the neighborhood by offering a new local amenity.

Staff Recommendation: with the condition that all improvements to bring the building and site up to zoning compliance are completed within 6 months of approval

PETITIONER – Bob Masters, attorney, 350 Columbia St, appesred on behalf of the petitioner A&M Wireless

### INTERESTED PARTIES

There was no one from the public to speak.

### PUBLIC COMMENT

There was no one from the public to speak.

City of South Bend **BOARD OF ZONING APPEALS**

ACTION

After careful consideration, the following action was taken:


Upon a motion by , being seconded by and carried, a petition by A & M WIRELESS INC seeking a Special Exception for a Restaurant use for property located at 1702 WESTERN AVE, City of South Bend, and will issue written Findings of Fact.

Caitlin Stevens - Yes  
Kaine Kanczuzewski - Yes  
Mark Burrell - Yes  
Francisco Fotia - Yes

ITEMS NOT REQUIRING A PUBLIC HEARING

1. Findings of Fact - Upon a motion by Frank Fotia and seconded by Caitlin Stevens and unanimously carried, the findings of fact from the April 7, 2025, Board of Zoning Appeals meeting were approved
2. Minutes -Upon a motion by Frank Fotia and seconded by Kaine Kanczuzewski and unanimously carried, the minutes from the April 7, 2025, Board of Zoning Appeals meeting were approved
3. Other Business – This is Skip's last BZA meeting
4. Adjournment – 4:46pm

RESPECTFULLY SUBMITTED,

  
MARK BURRELL,  
Chair

ATTEST:

  
TIM CORCORAN.  
Interim Secretary of the Board