

# SOUTH BEND BOARD OF ZONING APPEALS

## MINUTES

Monday, February 2, 2026  
4:00 p.m.

3rd Floor, Council Chambers  
City Hall, South Bend, IN

### MEMBERS PRESENT:

Mark Burrell  
Francisco Fotia  
Kaine Kanczuzewski

### MEMBERS ABSENT:

Caitlin Stevens

### ALSO PRESENT:

Tim Corcoran  
Michael Divita  
Brian Killen  
Tim Staub  
Mark Dellostritto  
Jenna Throw  
Kelly Meehan

### PUBLIC HEARINGS:

- 1 The petition of SKWARCAN TODD L & ARETA M seeking the following variance(s): from the 20' minimum rear setback for an ancillary dwelling unit above 18' tall on a lot without alley access to 5' [21-03.01(f)] , property located at 1736 E JEFFERSON BLVD. Zoned S1 Suburban Neighborhood 1.** *(Audio Position: 02:14)*

### STAFF REPORT

The staff report was presented by Mark Dellostritto .

**Analysis:** Allowing for the structure to be sited closer to the rear lot line will make access to the first floor garage much easier considering the width and topography of the petitioner's corner yard. Additionally, the petitioner could theoretically build a taller primary structure at the same 5' setback if it were to face Greenlawn Avenue instead of Jefferson Boulevard.

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

### PETITIONER

Ismael Zina, 517710 Salem Meadows Dr, appeared in person on behalf of the petitioner to present

### INTERESTED PARTIES

There was no one from the public to speak.

### PUBLIC COMMENT

There was no one from the public to speak.

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After careful consideration, the following action was taken:

Upon a motion by Mark Burrell, being seconded by Kaine Kanczuzewski and unanimously carried, a petition by SKWARCAN TODD L & ARETA M seeking the following variances: from the 20' minimum rear setback for an ancillary dwelling unit above 18' tall on a lot without alley access to 5' [21-03.01(f)] was approved as presented.

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

- 2 The petition of GUNSOREK ELISSA seeking a Special Exception to allow a Dwelling, 2 Units in U1 Urban Neighborhood 1 [21-03.03(c)], property located at 1301 CORBY BLVD. Zoned U1 Urban Neighborhood 1.** *(Audio Position: 08:40)*

### STAFF REPORT

The staff report was presented by Brian Killen.

**Analysis:** The construction of a new duplex that is consistent with the built form of the surrounding neighborhood will bring more neighbors and provide more housing options in the Northeast Neighborhood.

**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

Elissa Gunsorek, 7821 Morse Rd, New Albany, OH, petitioner, appeared in person to present

### INTERESTED PARTIES

There was no one from the public to speak.

### PUBLIC COMMENT

Bill Stenz, President of the Northeast Neighborhood Council, appeared virtually with questions regarding the petition

After careful consideration, the following action was taken:

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Upon a motion by Mark Burrell, being seconded by Kaine Kanczuzewski and unanimously carried, a petition by GUNSOREK ELISSA seeking a Special Exception for a Dwelling, 2 Units in U1 Urban Neighborhood 1 [21-03.03(c)] for property located at 1301 CORBY BLVD, City of South Bend, is sent to the Common Council with a favorable recommendation, and will issue written Findings of Fact.

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

### **3 The petition of OUTLAW DOUGLAS K & HELEN PRICE-OUTLAW seeking a Special Exception to allow a Dwelling, 2 Units in U1 Urban Neighborhood 1 [21-03.03(c)], property located at 1307 CORBY BLVD. Zoned U1 Urban Neighborhood 1.**

*(Audio Position: 17:55)*

#### STAFF REPORT

The staff report was presented by Brian Killen.

**Analysis:** The construction of a new duplex that is consistent with the built form of the surrounding neighborhood will bring more neighbors and provide more housing options in the Northeast Neighborhood.

**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

Elissa Gunsorek, 7821 Morse Rd, New Albany, OH, petitioner, appeared in person to present

#### INTERESTED PARTIES

There was no one from the public to speak.

#### PUBLIC COMMENT

Bill Stenz, President of the Northeast Neighborhood Council, appeared virtually with questions regarding the petition

After careful consideration, the following action was taken:

Upon a motion by Kaine Kanczuzewski, being seconded by Mark Burrell and unanimously carried, a petition by OUTLAW DOUGLAS K & HELEN PRICE-OUTLAW seeking a Special Exception for a Dwelling, 2 Units in U1 Urban Neighborhood 1 [21-03.03(c)] for

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property located at 1307 CORBY BLVD, City of South Bend, is sent to the Common Council with a favorable recommendation, and will issue written Findings of Fact.

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

- 4 The petition of RHEDI MANAGEMENT GROUP INC seeking a Special Exception to allow the use of Day Care Center [21-03.01(c)], property located at 1114 MAYFLOWER RD. Zoned S1 Suburban Neighborhood 1. (Audio Position:21:36)**

### STAFF REPORT

The staff report was presented by Brian Killen.

**Analysis:** A Day Care Center fits the surrounding land use and zoning of a suburban residential neighborhood. It also supports the needs of the residents in the surrounding area. It is compatible with City Plan Objective E 5.1: Establish and maintain a consistent planning, review, and development process with institutions of higher education, private schools, and the SBCSC to address existing and future school facilities.

**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 Turner, petitioner, 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.

After careful consideration, the following action was taken:

Upon a motion by Mark Burrell, being seconded by Kaine Kanczuzewski and unanimously carried, a petition by RHEDI MANAGEMENT GROUP INC seeking a Special Exception for the use of Day Care Center [21-03.01(c)] for property located at 1114 MAYFLOWER RD, City of South Bend, is sent to the Common Council with a favorable recommendation, and will issue written Findings of Fact.

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

ITEMS NOT REQUIRING A PUBLIC HEARING

1. Findings of Fact- Upon a motion by Mark Burrell and seconded by Kaine Kanuczuzewski and unanimously carried, the findings of fact from the January 5, 2026, Board of Zoning Appeals meeting were approved.
2. Minutes- Upon a motion by Mark Burrell and seconded by Kaine Kanuczuzewski and unanimously carried, the minutes from the January 5, 2026, Board of Zoning Appeals meeting were approved.
3. Other Business
4. Adjournment- 4:26pm

RESPECTFULLY SUBMITTED,

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FRANCISCO FOTIA,  
Chair

ATTEST:

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BRIAN KILLEN,  
Secretary of the Board