

SOUTH BEND BOARD OF ZONING APPEALS

MINUTES

Monday, February 1, 2021
4:00 p.m.

Virtual

MEMBERS PRESENT:

Mark Burrell
Kaine Kanczuzewski
Murray Miller
Kathy Schuth

MEMBERS ABSENT:

Dan Brewer

ALSO PRESENT:

Angela Smith
Joseph Molnar
Rachel Boyles
Tim Corcoran
Jeff Haupt
Michael Divita

PUBLIC HEARINGS:

- 1. The petition of UNITED MISSIONARY N CENTRAL DIST C/O REDEEMER CHURCH seeking the following variance(s): 1) From the required 20' minimum side setback for a parking lot to 0' on Parcel A; and 2) From the 25' minimum rear building setback to 21' on Parcel B, property located at 2313 and 2329 Solomon Ave. Zoned S1 Suburban Neighborhood 1.** *(Audio Position: 7:50)*

STAFF REPORT

The staff report was presented by Joseph Molnar.

Analysis: The construction of the house, parking lot, and church were developed under previous conditions. The two variances allow for the house and church to be separated onto separate parcels without changing the already existing development on the plots.

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

PETITIONER

Gerald Phipps, 17924 Sable Ridge Dr. South Bend, IN 46635, presented on behalf of the petitioner.

INTERESTED PARTIES

Matt Kitosis, 2329 Solomon Ave South Bend, IN 46615, spoke in favor of this petition.

PUBLIC COMMENT

There was no one present to speak on this 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 UNITED MISSIONARY N CENTRAL DIST C/O REDEEMER

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CHURCH seeking the following variances: 1) From the required 20' minimum side setback for a parking lot to 0' on Parcel A; and 2) From the 25' minimum rear building setback to 21' on Parcel B was approved as presented, and will issue written Findings of Fact.

Dan Brewer - Absent
Murray Miller - Yes
Kaine Kanczuzewski -Yes
Mark Burrell -Yes
Kathy Schuth - Yes

- 2. The petition of JACKSON SERVICES seeking the following variance(s): 1) To allow an accessory structure on a lot without a primary structure; and 2) From the 4' maximum height for an open fence in the front and corner yard to 6', property located at 1505 MAGNOLIA ST. Zoned U1 Urban Neighborhood 1.** *(Audio Position: 23:10)*

STAFF REPORT

The staff report was presented by Joseph Molnar.

Analysis: The proposed variances are the minimum necessary for the property owner to secure the property and prevent dumping while not inhibiting views of the property. The 6' open fence should conform to the character of the surrounding area which is mostly I Industrial.

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

PETITIONER

Beverly Jackson, 1674 N 750 W Rochester, IN 46975, presented on behalf of the petitioner.

INTERESTED PARTIES

There was no one present to speak on this petition.

PUBLIC COMMENT

There was no one present to speak on this petition.

After careful consideration, the following action was taken:

Upon a motion by Mark Burrell, being seconded by Murray Miller and unanimously carried, a petition by JACKSON SERVICES seeking the following variances: 1) To allow an accessory structure on a lot without a primary structure; and 2) From the 4' maximum height for an open fence in the front and corner yard to 6' was approved as presented. Condition to approval the variance shall be revoked at any time in the future if the property is developed or improved from its current use at the time the variance was granted, and will issue written Findings of Fact.

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Dan Brewer - Absent
Murray Miller - Yes
Kaine Kanczuzewski -Yes
Mark Burrell -Yes
Kathy Schuth - Yes

ITEMS NOT REQUIRING A PUBLIC HEARING

(Audio Position: 34:34)

1. Findings of Fact

Upon a motion by Murray Miller, being seconded by Kaine Kanczuzewski and unanimously carried, the Findings of Fact from the January 4th, 2021 Board of Zoning Appeals Meeting were approved.


2. Minutes

Upon a motion by Mark Burrell, being seconded by Kaine Kanczuzewski and unanimously carried, the minutes from the January 4th, 2021 Board of Zoning Appeals Meeting were approved.

3. Other Business

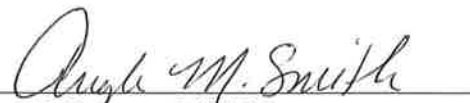
4. Adjournment – 4:39 pm

RESPECTFULLY SUBMITTED,



KATHY SCHUTH,
Chair

ATTEST:



ANGELA M. SMITH,
Secretary of the Board

