

# SOUTH BEND BOARD OF ZONING APPEALS

## MINUTES

Tuesday, September 5, 2023  
4:00 p.m.

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

### MEMBERS PRESENT:

Mark Burrell  
Kyle Copelin  
Kaine Kanczuzewski  
Kathy Schuth  
Caitlin Stevens

### ALSO PRESENT:

Angela Smith  
Kari Myers  
Skip Morrell  
Jenna Throw  
Kate Bolze

### PUBLIC HEARINGS:

- 1. The petition of NEW LIFE FELLOWSHIP MINISTRY OF SOUTH BEND seeking the following variance(s): 1) to allow an accessory use and structure without a primary building, property located at 2301 DUBAIL AVE. Zoned U1 Urban Neighborhood 1.**  
*(Audio Position: 02:45)*

### ACTION

After careful consideration, the following action was taken:

Upon a motion by Kyle Copelin, being seconded by Mark Burrell and unanimously carried, a petition by NEW LIFE FELLOWSHIP MINISTRY OF SOUTH BEND seeking the following variances: 1) to allow an accessory use and structure without a primary building was tabled to the October 2, 2023 meeting.

Caitlin Stevens - Yes  
Kyle Copelin - Yes  
Kaine Kanczuzewski - Yes  
Mark Burrell - Yes  
Kathy Schuth - Yes

- 2. The petition of ST PAUL BETHEL BAPTIST CH TRUSTEES seeking the following variance(s): 1) Accessory structure without a primary building, property located at 715 LELAND AVE. Zoned U2 Urban Neighborhood 2.**  
*(Audio Position: 03:25)*

*Kathy Schuth recused herself from the hearing of this petition.*

### STAFF REPORT

The staff report was presented by Amani Morrell.

Analysis: Granting the variance will allow for a code compliant fence to be installed around the pocket park. The fence is consistent with the character of the area and intent of the Ordinance.

Staff Recommendation: Based on the information available prior to the public hearing, the Staff recommends the variance be granted as presented.

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

## PETITIONER

A student, whose name is unintelligible on the recording, from the University of Notre Dame, living in the Johnson Family Hall on campus presented in person on behalf of the petitioner.

Andre Northern, 1007 Portage, South Bend, IN presented in person on behalf of the petitioner.

## INTERESTED PARTIES

Pastor Gilbert C. Washington, St. Paul Bethel Baptist Church, 621 W Lindsey Ave, South Bend, IN appeared virtually and spoke in favor of the petition.

## PUBLIC COMMENT

There was no one from the public to speak.

## ACTION

After careful consideration, the following action was taken:

Upon a motion by Kyle Copelin, being seconded by Caitlin Stevens and unanimously carried, a petition by ST PAUL BETHEL BAPTIST CH TRUSTEES seeking the following variances: 1) Accessory structure without a primary building was approved as presented, and will issue written Findings of Fact.

Caitlin Stevens - Yes

Kyle Copelin - Yes

Kaine Kanczuzewski - Yes

Mark Burrell - Yes

Kathy Schuth - Recused

## ITEMS NOT REQUIRING A PUBLIC HEARING

### **1. Findings of Fact – August 7, 2023**

*(Audio Position: 12:28)*

Upon a motion by Mark Burrell, being seconded by Kyle Copelin and unanimously carried, the findings of fact from the August 7, 2023 Board of Zoning Appeals meeting were approved.

### **2. Minutes – August 7, 2023**

*(Audio Position: 12:48)*

Upon a motion by Kyle Copelin, being seconded by Mark Burrell and unanimously carried, the minutes from the August 7, 2023 Board of Zoning Appeals meeting were approved.

### **3. Other Business**

### **4. Adjournment – 4:17pm**

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

RESPECTFULLY SUBMITTED,



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KATHY SCHUTH,  
Chair

ATTEST:



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Tim Corcoran,  
Interim Secretary of the Board