

# City of South Bend

## BOARD OF ZONING APPEALS

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### AGENDA

**Monday, January 5, 2026 - 4:00 p.m.**

City Hall

Third-Floor Council Chambers

<http://southbend.in.gov/sbbza>

Meeting Recordings - <https://tinyurl.com/BZArecordings2026>

#### ADMINISTRATIVE ITEMS:

ELECTION OF OFFICERS

#### PUBLIC HEARING:

1. **Location:** 1017 N HILL ST BZA#0387-26  
**Owner:** 1017 N HILL ST LLC  
**Requested Action:** Variance(s): from the 70' maximum lot width for a residential building with 4 or fewer units in the Northeast Neighborhood Zoning Overlay to 74' (21-05.02(i)(1))  
**Zoning:** U1 Urban Neighborhood 1
2. **Location:** 1104 E ECKMAN ST BZA#0388-26  
**Owner:** KOLODNY MOSHE & CHAYA  
**Requested Action:** Variance(s): from the 20' rear setback to 10' (21-03.01(d))  
**Zoning:** S1 Suburban Neighborhood 1
3. **Location:** 4163 WESTERN AVE BZA#0389-26  
**Owner:** ST JOSEPH COUNTY PUBLIC LIBRARY  
**Requested Action:** Variance(s): to allow an accessory structure in a front yard (21-06.02(d)(1))  
**Zoning:** C Commercial

#### ITEMS NOT REQUIRING A PUBLIC HEARING:

1. Findings of Fact – Nov 3, 2025 & Dec 5, 2025
2. Minutes – Nov 3, 2025 & Dec 5, 2025
3. Other Business
4. Adjournment

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Caitlin Stevens	Mayoral Appointee	1/1/2024	12/31/2027
Francisco Fotia	Plan Commission Appointee	1/1/2024	12/31/2027
Kaine Kanczuzewski	Common Council Appointee	1/1/2023	12/31/2026
Mark Burrell	Mayoral Appointee	1/1/2024	12/31/2027

**NOTICE FOR HEARING AND SIGN IMPAIRED PERSONS**

Auxiliary Aid or other services may be available upon request at no charge. Please give reasonable advance request when possible.