

SOUTH BEND BOARD OF ZONING APPEALS

MINUTES

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

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

MEMBERS PRESENT:

Mark Burrell
Kaine Kanczuzewski
Caitlin Stevens

MEMBERS ABSENT:

Francisco Fotia

ALSO PRESENT:

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

PUBLIC HEARINGS:

- 1 The petition of IRISH RENTALS LLC seeking the following variance(s): from the 3' maximum height for a 50% or less open fence in a front yard to 6' [21-09.02(c)], property located at 5529 ORANGE RD. Zoned NC Neighborhood Center.**

(Audio Position: 02:26)

STAFF REPORT

The staff report was presented by Mark Dellostritto .

PETITIONER

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 Caitlin Stevens, being seconded by Kaine Kanczuzewski and unanimously carried, a petition by IRISH RENTALS LLC seeking the following variances: from the 3' maximum height for a 50% or less open fence in a front yard to 6' [21-09.02(c)] was tabled as presented.

Caitlin Stevens - Yes

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

2 The petition of NEAR NORTHWEST NEIGHBORHOOD INC seeking a Special Exception to allow a Dwelling, 2 Units in U1 Urban Neighborhood 1 [21-06.01(j)(3)], property located at 915 HARRISON AVE. Zoned U1 Urban Neighborhood 1.

(Audio Position: 03:00)

STAFF REPORT

The staff report was presented by Mark Dellostritto.

Analysis: The construction of a new duplex that is consistent with the scale and character of the surrounding neighborhood will provide additional housing units and fill in a lot that is 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- Kathy Schuth, 1007 Portage Ave, appeared in person, on behalf of the petition 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 Caitlin Stevens, being seconded by Kaine Kanczuzewski and unanimously carried, a petition by NEAR NORTHWEST NEIGHBORHOOD INC seeking a Special Exception for a Dwelling, 2 Units in U1 Urban Neighborhood 1 [21-06.01(j)(3)] for property located at 915 HARRISON 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 - Absent

- 3 The petition of DEPARTMENT OF REDEVELOPMENT CITY OF SOUTH BEND seeking the following variance(s): From the 150' maximum building width in U3 for a stacked flats building to 260' [21-08.02(j)(3)], property located at 2018 MAIN ST and 2020 MAIN ST. Zoned U3 Urban Neighborhood 3. *(Audio Position: 06:31)***

STAFF REPORT

The staff report was presented by Mark Dellostritto .

Analysis: Despite the building being wider than is allowed according to the zoning ordinance, the design meets the intent of the maximum width rule by breaking up the front facade with consistent articulation and a central courtyard along Main Street. Each wing of the proposed building would be below the maximum building width standard. This building will also be narrower than many others in the surrounding area, which is more auto-oriented and commercial/industrial in character, diminishing the importance of the building width rule in general. Finally, having an elevated walkway connection that would make the building compliant in terms of width would not be practical considering the location of the ground floor shared amenity spaces and the accessibility requirements of some of the units.

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

PETITIONER- Michael Thomas, KCG Architects, 9311 N Meridian St, 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.

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 DEPARTMENT OF REDEVELOPMENT CITY OF SOUTH BEND seeking the following variances: From the 150' maximum building width in U3 for a stacked flats building to 260' [21-08.02(j)(3)] was approved as presented, and will issue written Findings of Fact.

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

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

ITEMS NOT REQUIRING A PUBLIC HEARING

- 1. Findings of Fact- February 2, 2026 - Tabled
- 2. Minutes- February 2, 2026 – Tabled
- 3. Other Business
- 4. Adjournment- 4:42pm

RESPECTFULLY SUBMITTED,

Mark Burrell
Vice Chair

ATTEST:

BRIAN KILLEN,
Secretary of the Board

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.