

SOUTH BEND BOARD OF ZONING APPEALS

MINUTES

Monday, April 6, 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
Kelly Meehan
Jenna Throw

PUBLIC HEARINGS:

- 1 The petition of INDUSTRIAL METAL FAB INC seeking the following variance(s):
from the 10' minimum industrial side yard setback to 0' [21-04.04(c)], property located
at 2806 SAMPLE ST. Zoned I Industrial.** *(Audio Position: 03:41)*

STAFF REPORT

The staff report was presented by Mark Dellostritto .

Analysis: The planned addition to an existing industrial building is proposed to increase manufacturing capacity. The size of the equipment that will be utilized in this proposed building addition, along with the maneuvering space needed to navigate around

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

PETITIONER- Chris Godlewski, Abonmarche, 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:

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

Upon a motion by Kaine Kancuzewski, being seconded by Mark Burrell and unanimously carried, a petition by INDUSTRIAL METAL FAB INC seeking the following variances: from the 10' minimum Industrial side yard setback to 0' [21-04.04(c)] was approved as presented, and will issue written Findings of Fact.

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

2 The petition of NEAR NORTHWEST NEIGHBORHOOD INC seeking a Special Exception to allow a Dwelling, 2 Units in U1 Urban Neighborhood 1 [21-03.03(c)], property located at 915 HARRISON AVE. Zoned U1 Urban Neighborhood 1.

(Audio Position: 09:34)

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, NNN, 1007 Portage Ave, appeared virtually 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 Mark Burrell, being seconded by Kaine Kancuzewski and unanimously carried, a petition by NEAR NORTHWEST NEIGHBORHOOD INC seeking a Special Exception for a Dwelling, 2 Units in U1 Urban Neighborhood 1 [21-03.03(c)] 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.

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

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

- 3 The petition of GUEVARA JOSE seeking a Special Exception to allow a Dwelling, 2 Units in U1 Urban Neighborhood 1 [21-03.03(c)], property located at 1010 FUERBRINGER ST. Zoned U1 Urban Neighborhood 1. (Audio Position: 13:10)**

STAFF REPORT

The staff report was presented by Tim Staub.

Analysis: The construction of a new duplex that is consistent with the scale and character of the surrounding neighborhood will bring new residents to the area and provide additional housing on 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- Jose Guevana, 418 Rosewood Dr Apt 3, 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 Kaine Kanczuzewski, being seconded by Mark Burrell and unanimously carried, a petition by GUEVARA JOSE seeking a Special Exception for a Dwelling, 2 Units in U1 Urban Neighborhood 1 [21-03.03(c)] for property located at 1010 FUERBRINGER ST, 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

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

- 4 The petition of BUILDNOVATION LLC and Jose Guevara seeking a Special Exception to allow a Dwelling, 2 Units in U1 Urban Neighborhood 1 [21-03.03(c)], property located at 812 OAK ST. Zoned U1 Urban Neighborhood 1. (Audio Position: 02:43)**

STAFF REPORT

The staff report was presented by Tim Staub.

Analysis: The construction of a new duplex that is consistent with the scale and character of the surrounding neighborhood will bring new residents to the area and provide additional housing on 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

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 Kaine Kanczuzewski, being seconded by Mark Burrell and unanimously carried, a petition by BUILDNOVATION LLC seeking a Special Exception for a Dwelling, 2 Units in U1 Urban Neighborhood 1 [21-03.03(c)] for property located at 812 OAK ST, City of South Bend is **tabled**.

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

- 5 The petition of Sprunger Nathan seeking a Special Exception to allow a Dwelling, 2 Units in U1 Urban Neighborhood 1 [21-03.03(c)], property located at 1245 MADISON ST. Zoned U1 Urban Neighborhood 1. (Audio Position: 16:50)**

STAFF REPORT

The staff report was presented by Mark Dellostritto .

Analysis: The construction of a new duplex will provide additional housing units for the neighborhood while matching the existing scale and character.

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

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- Nathan Sprunger, 1511 E Jefferson Blvd, petitioner, appeared virtually 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 Kancuzewski and unanimously carried, a petition by Sprunger Nathan seeking a Special Exception for a Dwelling, 2 Units in U1 Urban Neighborhood 1 [21-03.03(c)] for property located at 1245 MADISON ST, 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 Kancuzewski - Yes
Mark Burrell - Yes
Francisco Fotia - Yes

- 6 The petition of D3RE LLC seeking a Special Exception to allow a Dwelling, 2 Units in U1 Urban Neighborhood 1 [21-03.03(c)], property located at 1249 CORBY BLVD. Zoned U1 Urban Neighborhood 1. *(Audio Position: 22:32)***

STAFF REPORT

The staff report was presented by Tim Staub.

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 provide further neighborhood infill on a vacant lot.

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- Jason Gunsorek, 7821 Morse Rd, appeared in person on behalf of the petitioner, to present

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

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 D3RE LLC seeking a Special Exception for a Dwelling, 2 Units in U1 Urban Neighborhood 1 [21-03.03(c)] for property located at 1249 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

ITEMS NOT REQUIRING A PUBLIC HEARING

1. Findings of Fact – February 2, 2026 – March 2, 2026 – Tabled
2. Minutes- February 2, 2026 – March 2, 2026 – Tabled
3. Other Business
4. Adjournment- 4:43PM

RESPECTFULLY SUBMITTED,

Francisco Fotia,
Chair

ATTEST:

Brian Killen,
Secretary of the Board