

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

APRIL 17, 2024
9:00 A.M.

ADMINISTRATION BUILDING
MEETING ROOMS 104, 106, & 108
117 N. 2nd STREET, GOSHEN, INDIANA

Call to Order

Elkhart County Zoning Ordinance and Staff Report materials are to be entered as evidence for today's hearings.

DEVELOPMENTAL VARIANCES

9:00 A.M.

- A. Petitioner: ***Delmar D. Bontrager & Emily E. Bontrager, Husband & Wife*** (Page 1)
Petition: for a Developmental Variance to allow for the construction of a residence on property with no road frontage served by an access easement.
Location: West end of the easement, 795 ft. West of CR 37, 3,295 ft. South of SR 120, in York Township, zoned A-1. DV-0147-2024
- B. Petitioner: ***The Miller Family Revocable Living Trust*** (Page 2)
Petition: for a Developmental Variance to allow for the construction of a residence on property with no road frontage served by an access easement on proposed lot 2, for a 7:1 depth-to-width-ratio Developmental Variance, and for a 25 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence on proposed lot 3.
Location: South side of CR 126, 1,110 ft. East of SR 15, in Jefferson Township, zoned A-1. DV-0170-2024
- C. Petitioner: ***Steven L. Keyser*** (Page 3)
Petition: for a 7:1 depth-to-width ratio Developmental Variance and for a 57 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for an existing residence.
Location: South side of CR 16, 945 ft. West of SR 19 (Nappanee St.), common address of 28178 CR 16 in Baugo Township, zoned R-2. DV-0165-2024

- D. Petitioner: ***Jeff Simons & Barb Simons, Husband & Wife*** (Page 4)
 Petition: for a 30 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for an existing residence 90 ft. from the centerline of the right-of-way and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
 Location: North side of SR 120, 810 ft. East of CR 17, common address of 21751 SR 120 in Washington Township, zoned R-1. DV-0167-2024
- E. Petitioner: ***Michael P. Cheney & Lucinda M. Cheney, Husband & Wife*** (Page 5)
 Petition: for a 2 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an addition to an existing accessory structure 3 ft. from the east side property line and for a 10 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an existing accessory structure 40 ft. from the centerline of the right-of-way.
 Location: South side of North Shore Dr., 2,090 ft. West of CR 11, common address of 25130 North Shore Dr. in Osolo Township, zoned R-2. DV-0168-2024
- F. Petitioner: ***Wal-Mart Stores East, Lp*** (Page 6)
 Petition: for a 224 sq. ft. Developmental Variance (Ordinance allows 300 sq. ft.) to allow for 524 sq. ft. of wall signage.
 Location: South side of Old US 20, 805 ft. East of Ash Rd., common address of 30830 Old US 20 in Cleveland Township, zoned M-1. DV-0171-2024

MOBILE HOME SPECIAL USES/ DEVELOPMENTAL VARIANCES

- G. Petitioner: ***David D. Fore*** (Page 7)
 Petition: for a Special Use for an existing mobile home, for a Developmental Variance to allow for an existing mobile home within 300 ft. of a residence, for a 10 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for an existing mobile home 0 ft. from the east side property line, and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
 Location: South side of CR 8, 1,375 ft. East of CR 27, common address of 16730 CR 8 in Washington Township, zoned A-1. SUP-0163-2024
- H. Petitioner: ***David Fore*** (Page 8)
 Petition: for a Special Use for an existing mobile home and for a Developmental Variance to allow for an existing mobile home within 300 ft. of a residence.
 Location: East side of Paul St., 565 ft. North of CR 20 (Mishawaka Rd.), common address of 57596 Paul St. in Baugo Township, zoned R-2. SUP-0164-2024

TABLED

- I. Petitioner: ***Randy Vance, Jerry M. Bethel, Sr. & Brenda Bethel, Husband & Wife (Land Contract Holders) & Randy Vance & Jessica Hubbel (Land Contract Purchasers)*** (Page 9)
 Petition: for a 30 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for an existing residence and the construction of a porch addition 90 ft. from the centerline of the right-of-way.
 Location: South side of US 6, 2,510 ft. West of CR 15, common address of 23454 US 6 in Union Township, zoned A-1. DV-0057-2024

J. Petitioner: ***Dale L. Miller & Judy D. Miller, Husband & Wife*** (Page 10)
Petition: for a Developmental Variance to allow for the construction of a residence on property with no road frontage served by an access easement.
Location: Northeast side of the easement, 1,380 ft. West of CR 9, 2,650 ft. South of US 6, common address of 72963 CR 9 in Union Township, zoned A-1.
DV-0063-2024

The Elkhart County Board of Zoning Appeals Hearing Officer is meeting on Wednesday April 17, 2024, at **9:00 am** in Rooms 104, 106, & 108 of the Administration Building, Goshen, Indiana. Pursuant to advice of the Indiana Public Access Counselor, general public comment will not be permitted at this public meeting on non-public hearing matters. To the extent you wish to make comment remotely during any public hearings scheduled during this public meeting, please call (574) 971-4678 to learn how to remotely submit your public comment for the public hearing. The public is encouraged to attend the meeting remotely by going to www.elkhartcountyplanninganddevelopment.com at **9:00 am** on April 17, 2024. If you have further questions regarding how to remotely attend the public meeting please call (574) 971-4678.
<https://elkhartcountyin.webex.com/elkhartcountyin/j.php?MTID=m3bf346cd5ef63d4860143a6c2f702dd0>