

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

JANUARY 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: ***BGN Farms, LLC*** (Page 1)
Petition: for a 7:1 depth-to-width ratio Developmental Variance and a 40 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for an existing residence on proposed lot 2.
Location: North side of CR 40, 650 ft. East of CR 15, common address of 22863 CR 40 in Harrison Township, zoned A-1. DV-0767-2023
- B. Petitioner: ***Emerald Chase Land Development*** (Page 2)
Petition: for a 4 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing residence 71 ft. from the centerline of the right-of-way.
Location: South side of CR 1, 2,300 ft. West of CR 5, common address of 29696 CR 1 in Cleveland Township, zoned A-1. DV-0801-2023
- C. Petitioner: ***MDRA Properties LLC*** (Page 3)
Petition: for a Developmental Variance to allow for an existing residence on property with no road frontage served by an access easement.
Location: North end of the easement, 2,835 ft. West of CR 1, 1,300 ft. North of CR 38, common address of 64733 CR 1 in Olive Township, zoned A-1. DV-0790-2023

- D. Petitioner: ***Bob Butler*** (Page 4)
 Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right, and for a 40 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for an existing residence 80 ft. from the centerline of the right-of-way.
 Location: South Side of CR 6, 500 ft. East of CR 9 (Johnson St.), common address of 25910 CR 6 in Osolo Township, zoned R-1. DV-0809-2023
- E. Petitioner: ***Joel Lederman, Annerose Lederman, Kenyon Lederman, & Darcy Lederman (Buyers) & Thomas O. Zimmerman & Janet Zimmerman (Sellers)*** (Page 5)
 Petition: for a 7:1 depth-to-width ratio Developmental Variance to allow for the construction of a residence.
 Location: East side of CR 33, 2,095 ft. South of CR 108, common address of 54326 CR 33 in York Township, zoned A-1. DV-0819-2023
- F. Petitioner: ***Seth Quirey & Rebekah Quirey, Husband & Wife*** (Page 6)
 Petition: for a 7:1 depth-to-width-ratio Developmental Variance and for a 75 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for an existing residence.
 Location: Southwest corner of CR 106 & Decio Dr. (CR 113), common address of 23234 CR 106 in Osolo Township, zoned A-1. DV-0812-2023

MOBILE HOME SPECIAL USE

- G. Petitioner: ***Dennis E. Emmert & Lynn E. Emmert, Husband & Wife*** (Page 7)
 Petition: for a Special Use for an existing mobile home.
 Location: South side of CR 52, 550 ft. East of CR 133, common address of 14384 CR 52 in Benton Township, zoned A-1. SUP-0806-2023

The Elkhart County Board of Zoning Appeals Hearing Officer is meeting on Wednesday January 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 January 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>