AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS
HEARING OFFICER

AUGUST 20, 2025
9:00 A.M.

PUBLIC SERVICES BUILDING
MEETING ROOMS A & B
4230 ELKHART ROAD, GOSHEN, INDIANA

Call to Order

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

DEVELOPMENTAL VARIANCES **9:00 A.M.**

A. Petitioner: ***Monroe Yoder & Frieda Yoder, Husband & Wife*** **(Page 1)**
Petition: for a 50 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence.
Location: West side of SR 13, 2,620 ft. South of CR 26, in Middlebury Township, zoned A-1. DV-0425-2025

B. Petitioner: ***MCS Holdings, LLC*** **(Page 2)**
Petition: for a Developmental Variance to allow for an electronic message board within 300 ft. of a residence.
Location: Southeast side of SR 15, 1,820 ft. South of CR 4, common address of 52216 SR 15 in Washington Township, zoned M-1. DV-0433-2025

C. Petitioner: ***Brian L. Weldy & Heather M. Weldy, Husband & Wife*** **(Page 3)**
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, West side of SR 15, 2,625 ft. North of CR 18, in Jefferson Township, zoned A-1. DV-0438-2025

D. Petitioner: ***Macy Farms, LLC*** **(Page 4)**
Petition: for a 189 sq. ft. Developmental Variance (Ordinance allows 64 sq. ft.) to allow for the placement of a 253 sq. ft. electronic message board.
Location: Northeast side of US 33, 980 ft. Northwest of CR 15, common address of 23159 US 33 in Concord Township, zoned B-3. DV-0466-2025

E. Petitioner: ***Nickell Properties IV, LLC*** **(Page 5)**
Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
Location: South side of Roseland Rd., 280 ft. West of SR 19, common address of 26480 Roseland Rd. in Osolo Township, zoned B-1. DV-0471-2025

F. Petitioner: ***Antony Zimmerman & LaTasha Zimmerman, Husband & Wife*** **(Page 6)**
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 parcels 4, 5, & 6.
Location: South side of the easement, East side of CR 7, 215 ft. South of CR 25, in Concord Township, zoned R-1 DV-0474-2025

MOBILE HOME SPECIAL USE/DEVELOPMENTAL VARIANCE

G. Petitioner: ***Joaquin Ramirez Soriano & Karla Zulema Aleman Hernandez*** **(Page 7)**
Petition: for a Special Use for a manufactured home not on a permanent foundation and for a Developmental Variance to allow for the placement of a manufactured home not on a permanent foundation within 300 ft. of a residence.
Location: North side of Grover St., 950 ft. West of Osolo Rd., common address of 25173 Grover St. in Osolo Township, zoned B-1. SUP-0437-2025

STAFF/BOARD ITEMS *(time of review at the discretion of the Board of Zoning Appeals)*

- Minor Change – Developmental Variance – Franger Gas Co. Inc. (DV-0114-2023) request to extend the ILP deadline until September 30, 2026.

- Minor Change – Developmental Variance – Amerco Real Estate (DV-0844-2024) request to extend the ILP deadline until March 18, 2026.

Ann Prough – Appointed by Plan Commission: term 1/1/25 – 12/31/25