## *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.

DEVE	ELOPMENTA	L 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
		A-1. DV-0423-2023
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
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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, (Page 6)

Husband & Wife

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 (Page 7)

Aleman Hernandez

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.

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