

**ELKHART COUNTY BOARD OF ZONING APPEALS  
HEARING OFFICER**

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

E.      Petitioner:      ***Lisa L. Thompson (Owner/Buyer) & Hazel A. Walters,***      **(Page 5)**  
                                 ***Trustee of the Hazel Arnell Walters Revocable Trust (Seller)***  
                                 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:            East side of CR 3, 915 ft. South of CR 24, common address of 59020 CR 3  
                                 in Baugo Township, zoned A-1.      DV-0324-2025

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

- Minor Change – Developmental Variance – George A. Smucker – (DV-0840-2024)  
– request to extend the ILP requirements for 180 days.

The Elkhart County Board of Zoning Appeals Hearing Officer is meeting on Wednesday June 18, 2025, at **9:00 am** in Rooms A & B of the Public Services 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](http://www.elkhartcountyplanninganddevelopment.com) at **9:00 am** on June 18, 2025. 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>

# ***Hearing Officer Staff Report***

*Prepared by the Department of Planning and Development*

***Hearing Date:*** June 18, 2025

***Transaction Number:*** DV-0290-2025.

***Parcel Number(s):*** 20-11-11-251-002.000-014.

***Existing Zoning:*** A-1.

***Petition:*** For a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.

***Petitioner:*** Lee J. Johnson & Talullah T. Marks, Husband & Wife.

***Location:*** South side of SR 4, 2,480 ft. west of CR 127, in Elkhart Township.

***Site Description:***

- Physical Improvement(s) – Residence, detached accessory structures.
- Proposed Improvement(s) – Detached accessory structure.
- Existing Land Use – Residential.
- Surrounding Land Use – Residential and Agricultural.

***History and General Notes:***

- None.

***Staff Analysis:***

Staff finds that:

1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. The request is 362 sq. ft., or 23%, over what is allowed by right and all other development standards will be met.
2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 0.70-acre parcel in a residential and agricultural area, and the property will remain residential in character. The accessory structure is in character with what can be found on neighboring properties.
3. Strict application of the terms of the Development Ordinance would result in an unnecessary hardship in the use of the property. Without the benefit of the variance, the need for outdoor storage would arise as the structure couldn't be built.

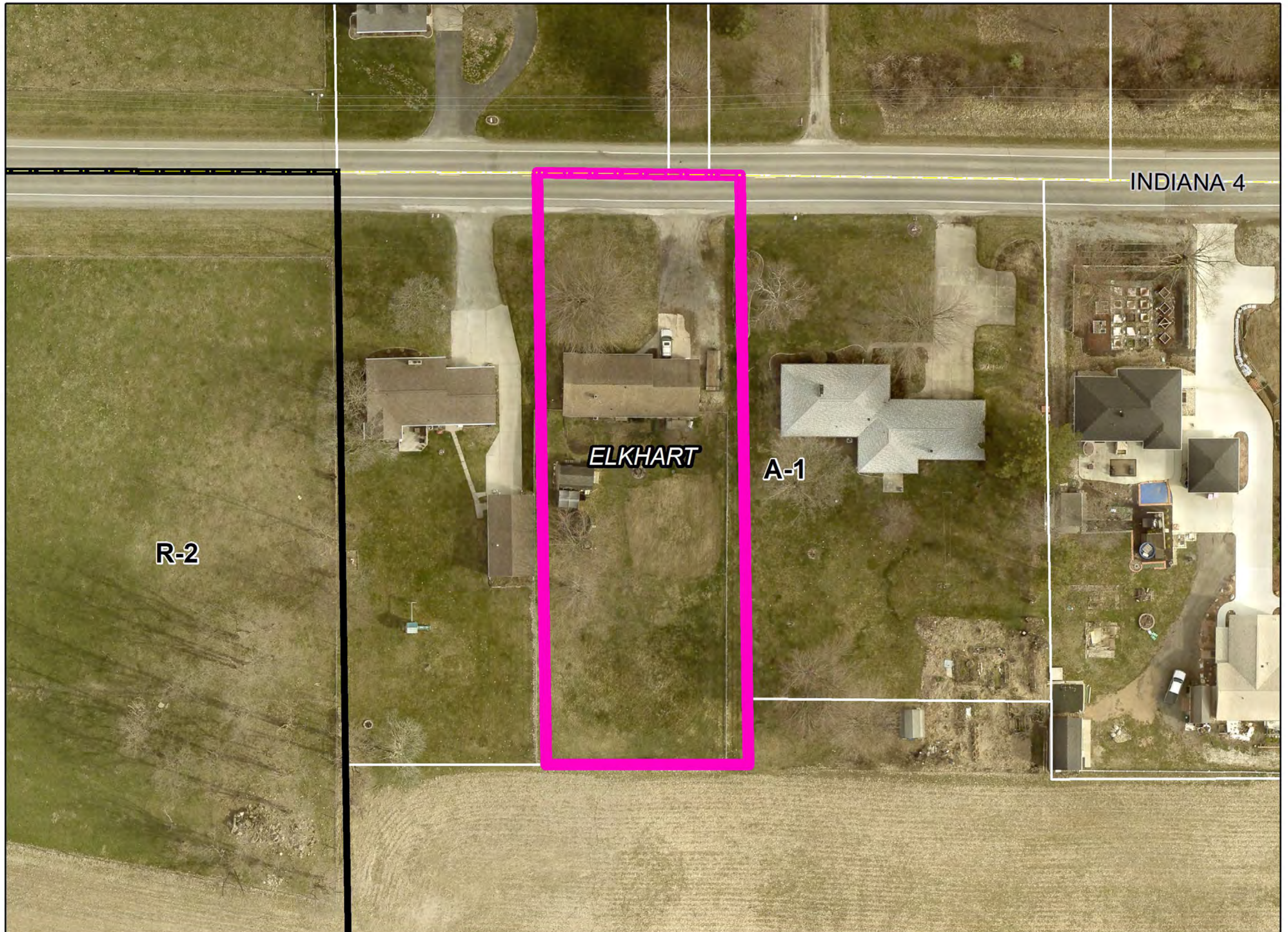
# ***Hearing Officer Staff Report (Continued)***

*Hearing Date:* June 18, 2025

Staff recommends **APPROVAL** with the following condition(s) imposed:

1. A variance from the developmental standards of the Development Ordinance is void unless an Improvement Location Permit is issued within 180 calendar days from the date of the grant and construction work completed within 1 year from the date of the issuance of the building permit (where required).
2. The request is approved in accordance with the site plan submitted (dated 5/5/2025) and as represented in the Developmental Variance application.





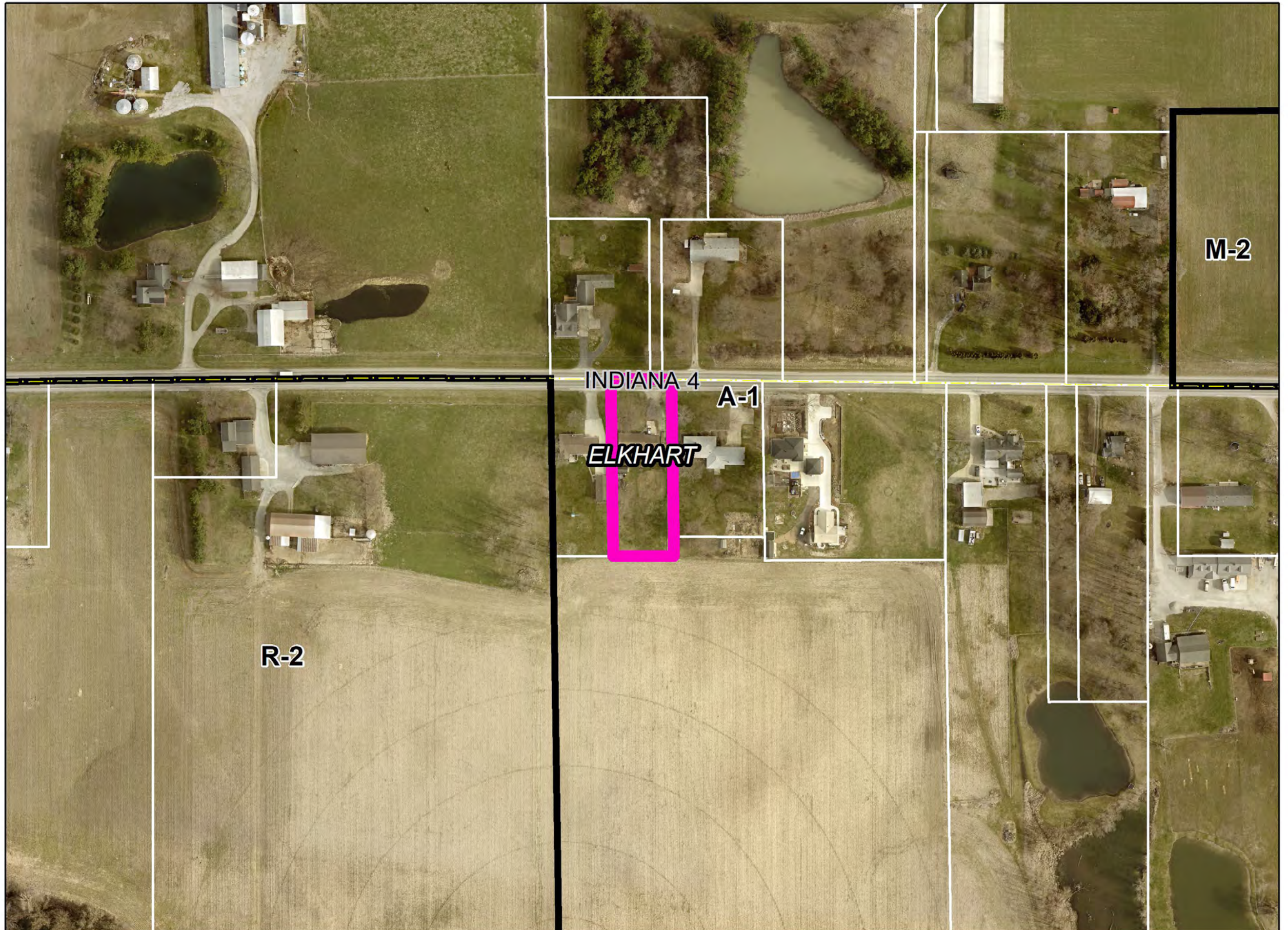
INDIANA 4

R-2

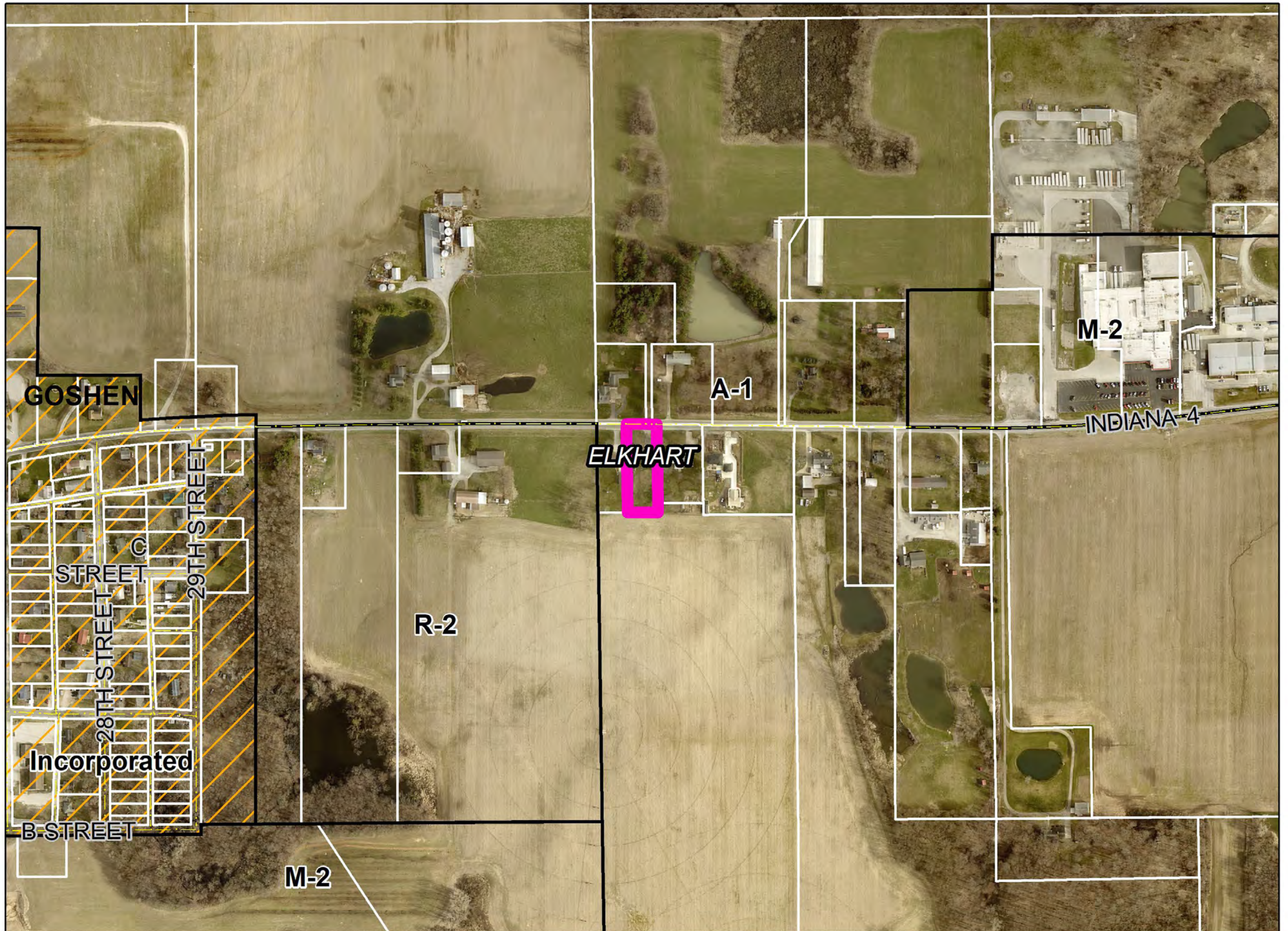
ELKHART

A-1













Subject property





Facing west





Facing east





Facing north



# PLAN COMMISSION & BOARD OF ZONING APPEALS

## Developmental Variance - Developmental Variance

**Elkhart County Planning & Development  
Public Services Building**

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Date:	05/05/2025	Meeting Date:	June 18, 2025 Board of Zoning Appeals Public Hearing	Transaction #:	DV-0290-2025
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Description: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right

Contacts: <u>Applicant</u>	<u>Land Owner</u>
Lee J. Johnson And Talullah Marks, Husband And Wife 17456 Sr 4 Goshen, IN 46528	Lee J. Johnson And Talullah Marks, Husband And Wife 17456 Sr 4 Goshen, IN 46528

Site Address: 17456 State Road 4  
Goshen, IN 46528

Parcel Number: 20-11-11-251-002.000-014

Township: Elkhart  
Location: SOUTH SIDE OF SR 4, 2,480 WEST OF CR 127

Subdivision: \_\_\_\_\_ Lot # \_\_\_\_\_

Lot Area:	0.70	Frontage:	100.00	Depth:	251.00
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Zoning: A-1	NPO List:
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Present Use of Property: RESIDENTIAL

Legal Description:

Comments: PARCEL CREATION DATE 5/10/1962

Applicant Signature:

Department Signature:



Application

Site address: 17456 State Road 4 Goshen, IN. 46528

Parcel number(s): 20-11-11-251-002.000-014

Current property owner

Name: Lee J. Johnson

Address: 17456 State Road 4 Goshen, IN. 46528

Phone: 574-238-6651 Email: division4riders@aol.com

Other party

☐ Agent ☐ Buyer ☐ Land contract purchaser ☐ Lessee

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

By signing below, I understand that if my application is approved, there may be conditions that will have to be met before approval is final and building permits can be started. I also understand that the conditions may include a commitment that the property owner is responsible for completing and returning.

Signature of current property owner or authorized agent: Lee J.

Staff Use Only

Description: For a Development Variance to allow for the total Sq Footage of accessory structures to exceed that allowed by right.

Parcel creation date: 5/10/1962

Subdivision required? ☐ Y ☒ N If yes, ☐ AS ☐ Minor ☐ Major

Residential accessory breakdown, if applicable: SEE ATTACHED SHEET.

Location: N S E W corner side end of STATE ROAD 4  
2,355 ft. N S E W of CR 127

in ELKHART Township

Frontage: 100 ft. Depth: 251 ft. Area: 0.7 acres

Subdivision and lot number, if applicable: N/A.

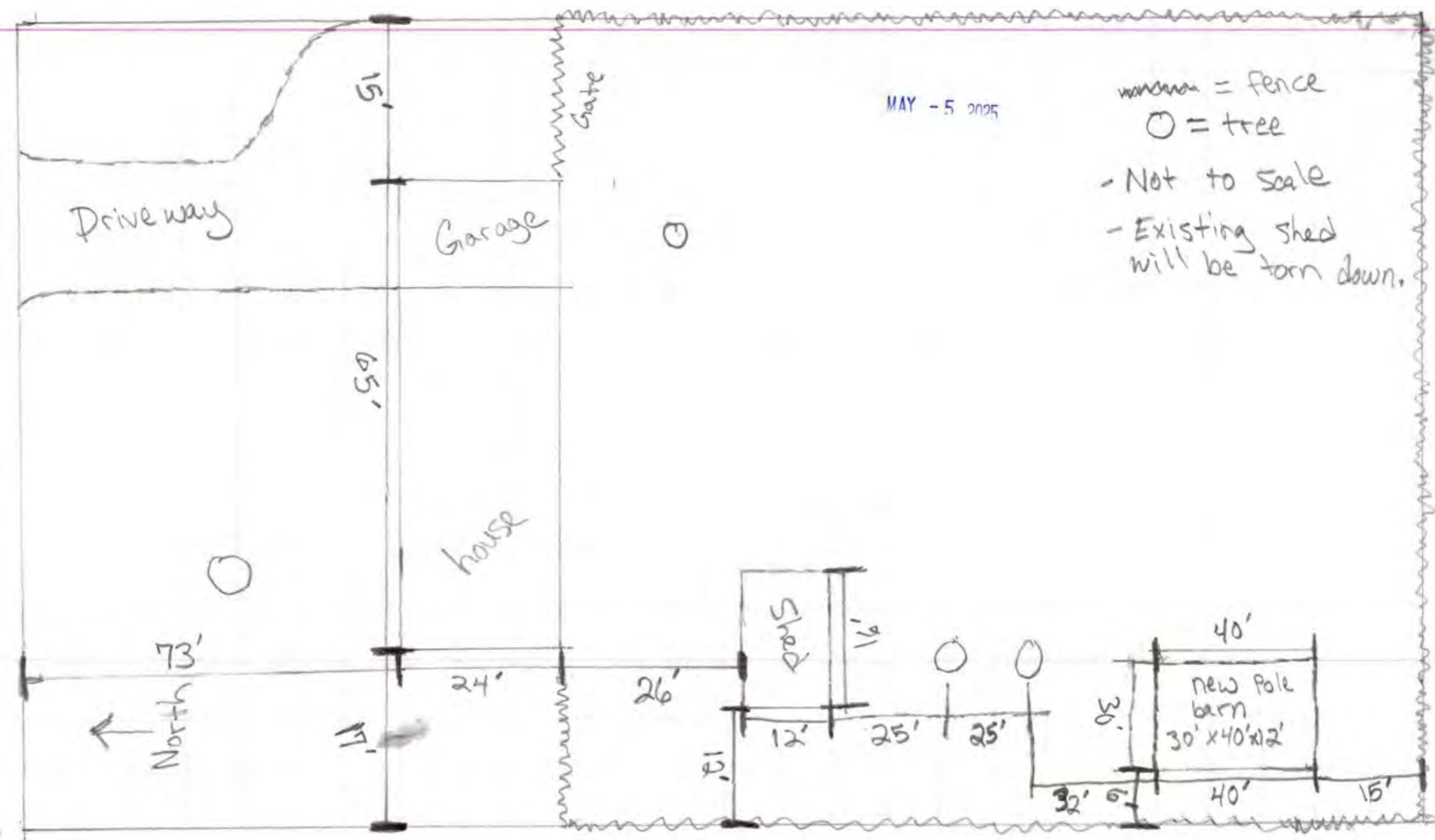
Present use: RESIDENTIAL



## Developmental Variance — Questionnaire

Name: Lee J. Johnson

- 1) Tell us what you want to do. I would like to have a 30x40x12 Pole building built in the back South/West side of my property.
- 2) Tell us why you can't change what you're doing so you don't need a variance. I need the extra space for storage and to replace my existing shed.
- 3) Tell us why the variance won't hurt your neighbors or the community. We live outside of town with corn field behind us so it won't obstruct Access or views for the neighbors.
- 4) Does the property need well and septic? Well: ☐ Y ☒ N Septic: ☐ Y ☒ N  
Does the property need a new septic system? ☐ Y ☒ N  
If a new septic system is needed, did the Health Department say there's enough space for it? ☐ Y ☐ N
- 5) Does the application include variances to allow for buildings or additions? ☒ Y ☐ N If yes, fill out below.  
**Building or addition 1** Size and height to the peak: 30'x40'x12' 16' to peak  
Tell us what you'll use it for. Storage  
**Building or addition 2** Size and height to the peak: \_\_\_\_\_  
Tell us what you'll use it for. \_\_\_\_\_  
**Building or addition 3** Size and height to the peak: \_\_\_\_\_  
Tell us what you'll use it for. \_\_\_\_\_
- 6) Does the application include a variance for a residence on property with no road frontage? ☐ Y ☒ N  
If yes, fill out below.  
Is the easement existing? ☐ Y ☐ N If the easement is existing, is it recorded? ☐ Y ☐ N  
Tell us who owns (will own) the land under the easement. \_\_\_\_\_  
Tell us how many parcels will use the easement. \_\_\_\_\_
- 7) Does the application include variances for signs? ☐ Y ☒ N If yes, fill out below.  
**Sign 1** Dimensions (length and width): \_\_\_\_\_  
Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N  
Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N  
Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N  
**Sign 2** Dimensions (length and width): \_\_\_\_\_  
Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N  
Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N  
Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N  
**Sign 3** Dimensions (length and width): \_\_\_\_\_  
Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N  
Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N  
Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N
- 8) Does the application include a variance for parking spaces? ☐ Y ☒ N  
If yes, tell us how many total there will be. \_\_\_\_\_
- 9) Tell us anything else you want us to know. NA



# ***Hearing Officer Staff Report***

*Prepared by the Department of Planning and Development*

**Hearing Date:** June 18, 2025

**Transaction Number:** DV-0303-2025.

**Parcel Number(s):** 20-09-34-426-001.000-024.

**Existing Zoning:** A-1.

**Petition:** For a 7 ft. Developmental Variance (Ordinance allows 25 ft.) to allow for an accessory structure 32 ft. in height and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.

**Petitioner:** L. Jean Gongwer as Trustee of the L. Jean Gongwer Living Trust.

**Location:** West side of CR 1, 1,425 ft. north of CR 42, in Olive Township.

**Site Description:**

- Physical Improvement(s) – Residence, detached accessory structures, pool.
- Proposed Improvement(s) – Detached accessory structure.
- Existing Land Use – Residential.
- Surrounding Land Use – Residential, Agricultural.

**History and General Notes:**

- None.

**Staff Analysis:**

Staff finds that:

1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. The request is 106 sq. ft., or 0.01%, over what is allowed by right, and all setback requirements are being met. The height request will not cause sight safety issues for traffic or neighboring driveways as this will sit far back on the property.
2. Approval of the request will not cause substantial adverse effect on neighboring property. The property is a 39.5-acre parcel in a low-density residential and agricultural area and the property will remain residential in character.
3. Strict application of the terms of the Development Ordinance would result in an unnecessary hardship in the use of the property. The proposed structure is to allow for indoor recreation and storage area; without the benefit of the variance the building couldn't be built to the height and size needed.

# ***Hearing Officer Staff Report (Continued)***

***Hearing Date:*** June 18, 2025

Staff recommends **APPROVAL** with the following condition(s) imposed:

1. Variances from the developmental standards of the Development Ordinance are void unless an Improvement Location Permit is issued within 180 calendar days from the date of the grant and construction work completed within 1 year from the date of the issuance of the building permit (where required).
2. The request is approved in accordance with the site plan submitted (dated 5/7/2025) and as represented in the Developmental Variance application.



WAKARUSA

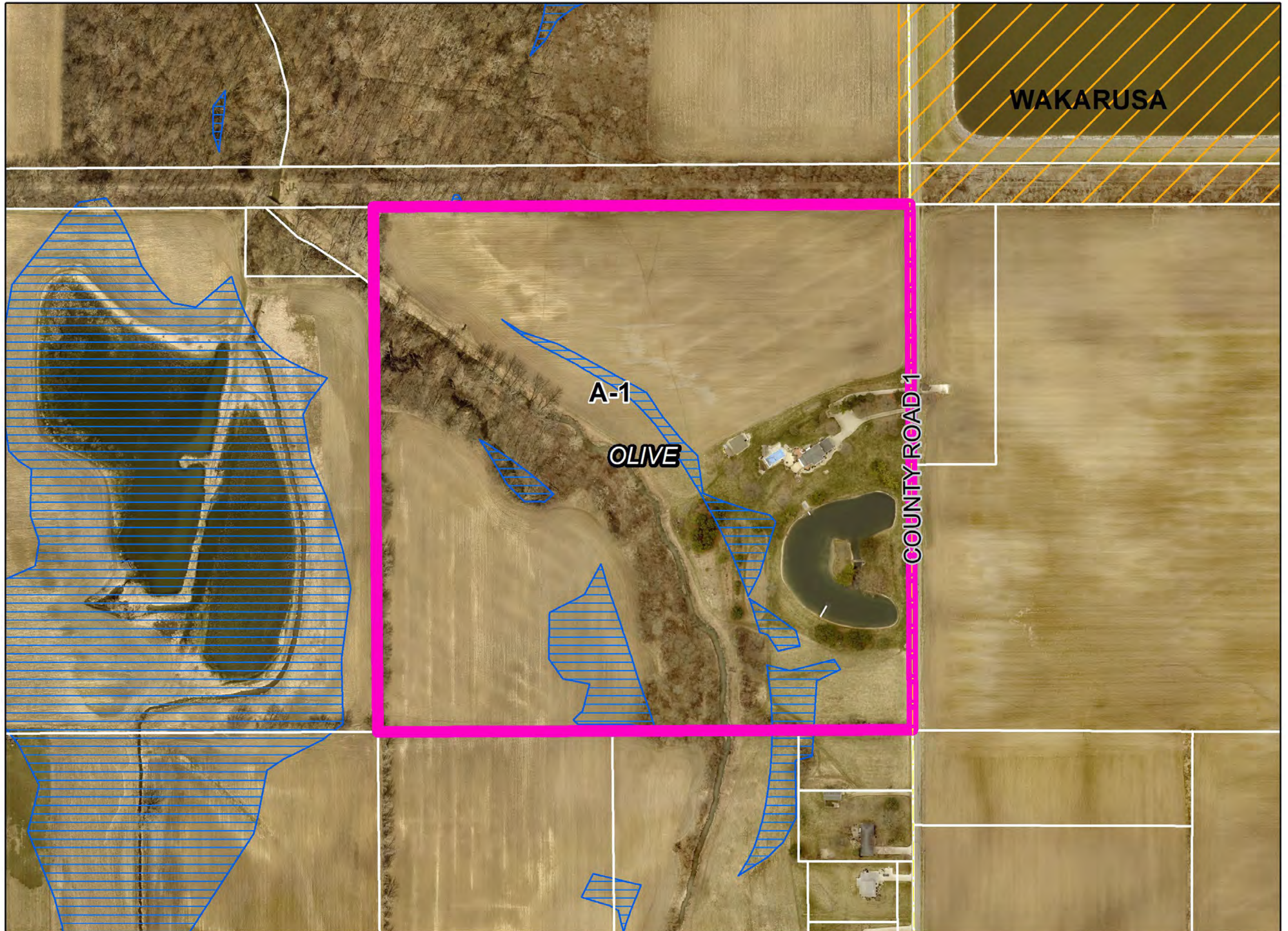
A-1

OLIVE

COUNTY ROAD 1









DV-0303-2025



2021 Aerials

1 inch = 500 feet







Subject property





Subject property (building site)





Subject property (building site)





Facing north





Facing south





Facing east

# PLAN COMMISSION & BOARD OF ZONING APPEALS

Developmental Variance - Developmental Variance

**Elkhart County Planning & Development  
Public Services Building**

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Date: 05/07/2025 Meeting Date: June 18, 2025  
Board of Zoning Appeals Public Hearing Transaction #: DV-0303-2025

Description: for a 7 ft. Developmental Variance (Ordinance allows 25 ft.) to allow for an accessory structure 32 ft. in height and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.

Contacts: <u>Applicant</u>	<u>Authorized Agent</u>	<u>Land Owner</u>
L. Jean Gongwer As Trustee Of The L Jean Gongwer Living Trust 66607 County Road 1 Wakarusa, IN 46573	Todd Gongwer 118 Parkfield Ct Wakarusa, IN 46573	L. Jean Gongwer As Trustee Of The L Jean Gongwer Living Trust 66607 County Road 1 Wakarusa, IN 46573

Site Address: 66607 County Road 1 Wakarusa, IN 46573	Parcel Number: 20-09-34-426-001.000-024
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Township: Olive  
Location: WEST SIDE OF CR 1, 1425 FT. NORTH OF CR 42

Subdivision:	Lot #
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Lot Area: 39.50	Frontage: 1,300.00	Depth: 1,325.00
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Zoning: A-1	NPO List:
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Present Use of Property: RESIDENTIAL

Legal Description:

Comments: PARCEL CREATION DATE 3/1/62

Applicant Signature:	Department Signature:
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Application

Site address: 66607 CR1 Wakarusa, IN

Parcel number(s): \_\_\_\_\_

Current property owner

Name: Dean Congwer

Address: 66607 CR1 Wakarusa, IN

Phone: 574-361-3326 Email: \_\_\_\_\_

Other party

☒ Agent ☐ Buyer ☐ Land contract purchaser ☐ Lessee

Name: Todd Congwer

Address: 118 Parkfield Ct Wakarusa, IN

Phone: 574-274-8633 Email: \_\_\_\_\_

By signing below, I understand that if my application is approved, there may be conditions that will have to be met before approval is final and building permits can be started. I also understand that the conditions may include a commitment that the property owner is responsible for completing and returning.

Signature of current property owner or authorized agent: Dean Congwer

Staff Use Only

Description: A 7 FT DEVELOPMENTAL VARIANCE (ORDINANCE  
ALLOWS 25 FT.) TO ALLOW FOR AN ACCESSORY STRUCTURE  
32 FT IN HEIGHT AND FOR A DEVELOPMENTAL VARIANCE TO  
ALLOW FOR THE TOTAL S&FOOTAGE OF ACCESSORY STRUCTURES TO EXCEED  
THAT ALLOWED BY RIGHT

Parcel creation date: 3/1/62

Subdivision required? ☐ Y ☒ N If yes, ☐ AS ☐ Minor ☐ Major

Residential accessory breakdown, if applicable: \_\_\_\_\_

Location: N S E (W) corner (side) end of CR 1  
1425 ft. (N) S E W of CR 42  
in OLIVE Township

Frontage: 1300 Depth: 1325 Area: 39.5 acres

Subdivision and lot number, if applicable: N/A

Present use: RESIDENTIAL



## Developmental Variance — Questionnaire

Name: \_\_\_\_\_

- 1) Tell us what you want to do. Build a barn / Rec building
- 2) Tell us why you can't change what you're doing so you don't need a variance. The Inside basketball court and second floor roof/ceiling height is what we designed.
- 3) Tell us why the variance won't hurt your neighbors or the community. very few neighbors and no obstruction of view
- 4) Does the property need well and septic? Well: ☒ Y ☐ N Septic: ☒ Y ☐ N  
Does the property need a new septic system? ☒ Y ☐ N  
If a new septic system is needed, did the Health Department say there's enough space for it? ☒ Y ☐ N
- 5) Does the application include variances to allow for buildings or additions? ☒ Y ☒ N If yes, fill out below.  
**Building or addition 1** Size and height to the peak: 32' <sup>5280 main fl.</sup> <sup>1800 2nd level</sup> <sup>> 7080 total</sup>  
Tell us what you'll use it for. Rec court on inside / office space  
**Building or addition 2** Size and height to the peak: \_\_\_\_\_  
Tell us what you'll use it for. \_\_\_\_\_  
**Building or addition 3** Size and height to the peak: \_\_\_\_\_  
Tell us what you'll use it for. \_\_\_\_\_
- 6) Does the application include a variance for a residence on property with no road frontage? ☐ Y ☒ N  
If yes, fill out below.  
Is the easement existing? ☐ Y ☐ N If the easement is existing, is it recorded? ☐ Y ☐ N  
Tell us who owns (will own) the land under the easement. \_\_\_\_\_  
Tell us how many parcels will use the easement. \_\_\_\_\_
- 7) Does the application include variances for signs? ☐ Y ☒ N If yes, fill out below.  
**Sign 1** Dimensions (length and width): \_\_\_\_\_  
Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N  
Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N  
Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N  
**Sign 2** Dimensions (length and width): \_\_\_\_\_  
Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N  
Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N  
Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N  
**Sign 3** Dimensions (length and width): \_\_\_\_\_  
Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N  
Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N  
Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N
- 8) Does the application include a variance for parking spaces? ☐ Y ☒ N  
If yes, tell us how many total there will be. \_\_\_\_\_
- 9) Tell us anything else you want us to know. \_\_\_\_\_

MAY - 7 2025

Wiesler Ditch

Wooded Area

No other wells or septic found within 100' of proposed well and septic

Dennis Jean Bongwer  
66607 CR1  
Wakarusa IN 46573  
805A

Existing Septic Area

Designed by  
NORTHWEST EXCAVATING  
69301 Am Road  
Naperville, IL 60550  
PH 514-862-3175  
FAX 514-862-4029  
Scale 1"=40'  
Date 4-25-25  
Plan #1  
PL Not Sealed



Proposed Driveway

Pond

House

Existing Gravel

Point	1st Elev	2nd Elev	3rd Elev	4th Elev	5th Elev
A	98.59'	98.67'	98.67'	96.54'	96.84'
B	98.50'	98.50'	98.62'	96.50'	96.80'
C	98.50'	98.58'	98.58'	96.46'	96.76'
D	98.40'	98.50'	98.62'	96.42'	96.72'
E	98.40'	98.46'	98.58'	96.38'	96.62'

VEPL CR1

7.8 ft. 100.00' on top of 15' pipe

N

# ***Hearing Officer Staff Report***

*Prepared by the Department of Planning and Development*

**Hearing Date:** June 18, 2025

**Transaction Number:** DV-0315-2025.

**Parcel Number(s):** Part of 20-12-24-100-010.000-007.

**Existing Zoning:** A-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.

**Petitioner:** Vernon J. Miller, Trustee, & Betty L. Miller, Trustee, of the Miller Family Revocable Living Trust.

**Location:** Southeast side of the easement, east of CR 43, 1,620 ft. south of CR 36, in Clinton Township.

**Site Description:**

- Physical Improvement(s) – Vacant.
- Proposed Improvement(s) – Single-family residence.
- Existing Land Use – Vacant.
- Surrounding Land Use – Residential, Agricultural.

**History and General Notes:**

- The landowner intends to do an administrative subdivision once the new split of property is completed.

**Staff Analysis:**

Staff finds that:

1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. The subject property is bordered by other large homesites, and the property will be accessed by an existing driveway that will not change the density or safety of the area.
2. Approval of the request will not cause substantial adverse effect on neighboring property. This will be a 5.54-acre parcel in a low-density residential and agricultural area and the property will remain residential in character.
3. Strict application of the terms of the Development Ordinance would result in an unnecessary hardship in the use of the property. Without the benefit of the variance, the property would be non-conforming and a residence could not be built.

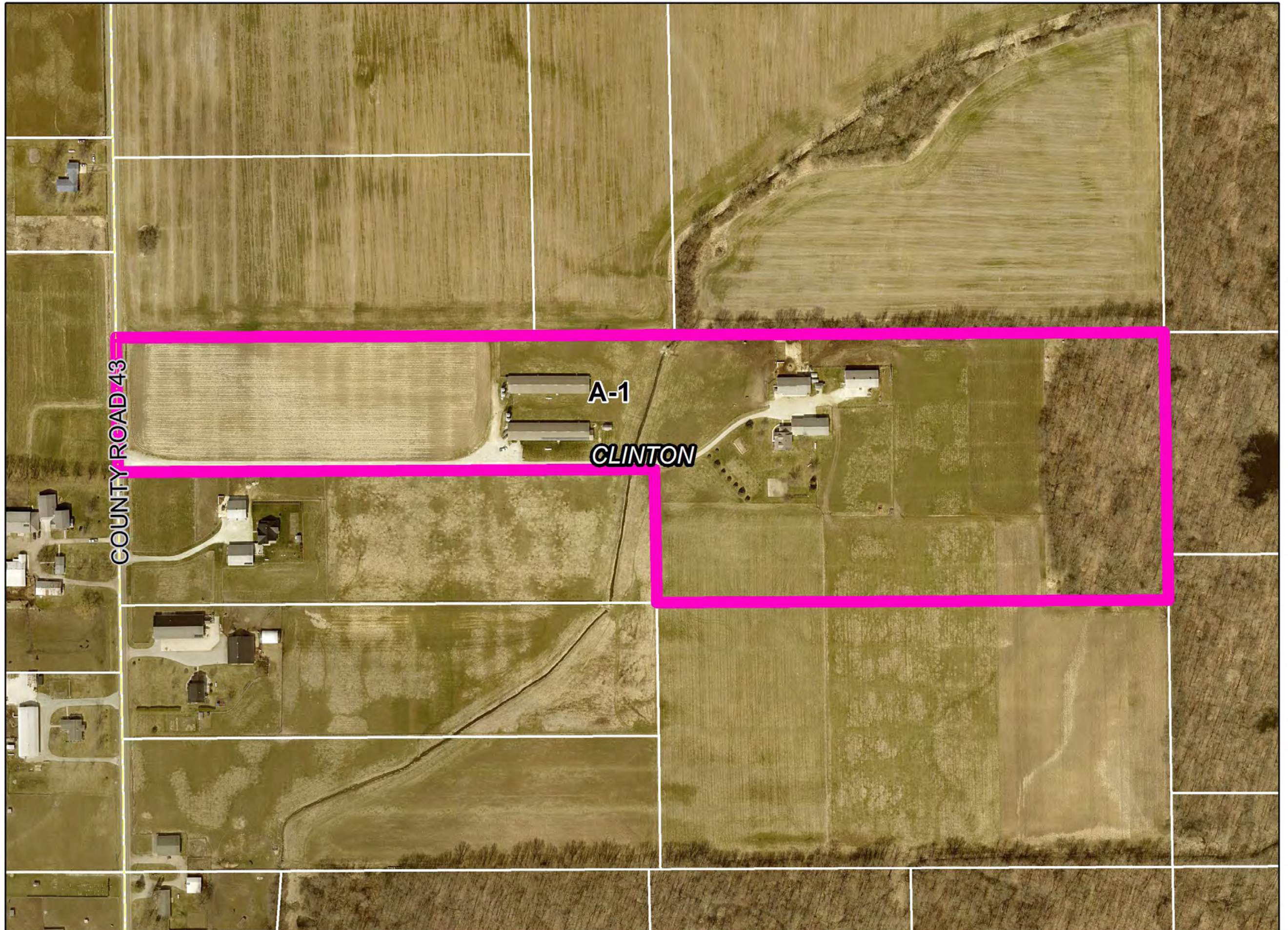
# ***Hearing Officer Staff Report (Continued)***

***Hearing Date:*** June 18, 2025

Staff recommends **APPROVAL** with the following condition(s) imposed:

1. A variance from the developmental standards of the Development Ordinance is void unless an Improvement Location Permit is issued within 180 calendar days from the date of the grant and construction work completed within 1 year from the date of the issuance of the building permit (where required).
2. A subdivision is required.
3. A new recorded deed of the new parcel is required.
4. The request is approved in accordance with the site plan submitted (dated 5/12/2025) and as represented in the Developmental Variance application.



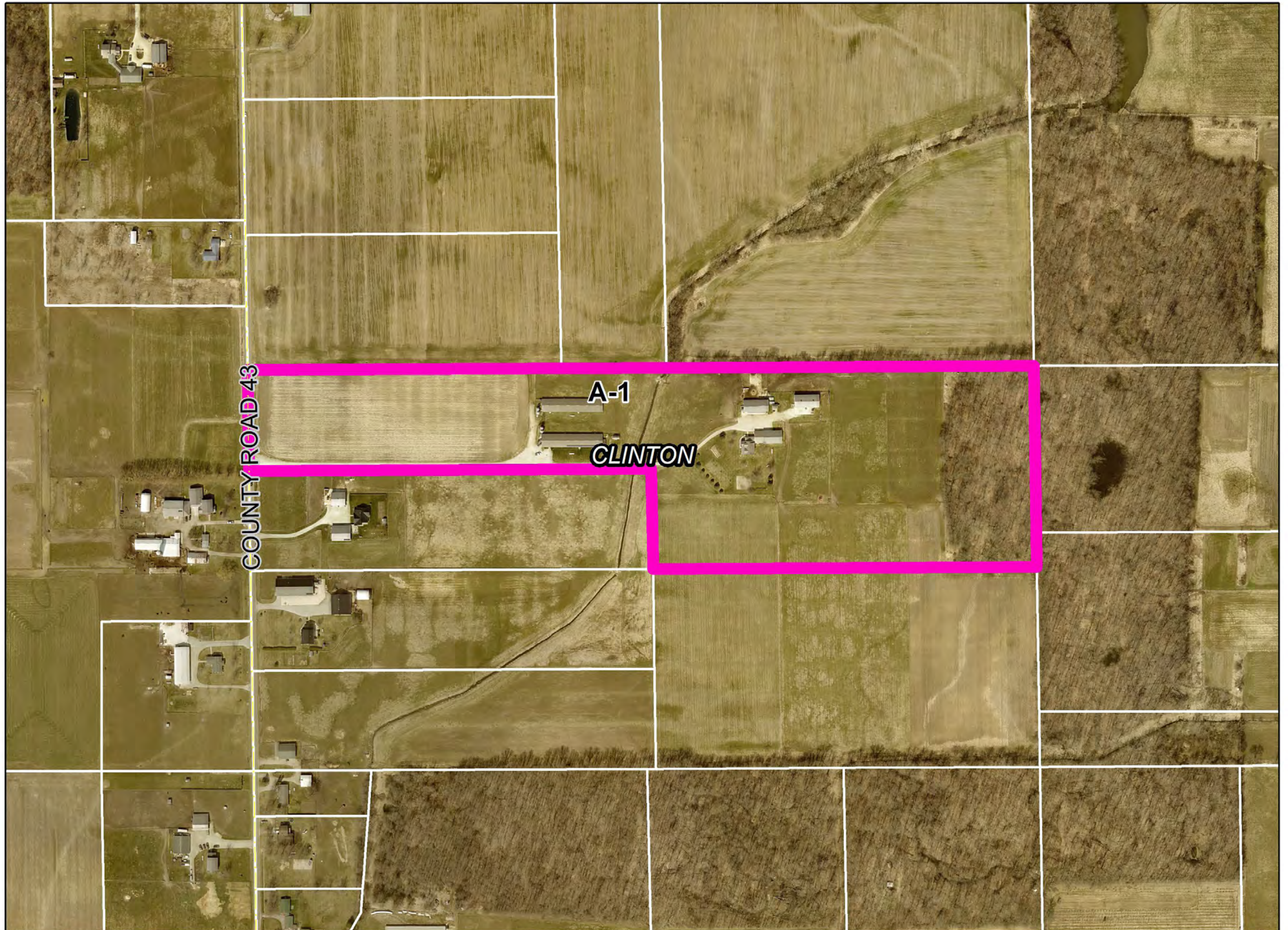


COUNTY ROAD 43

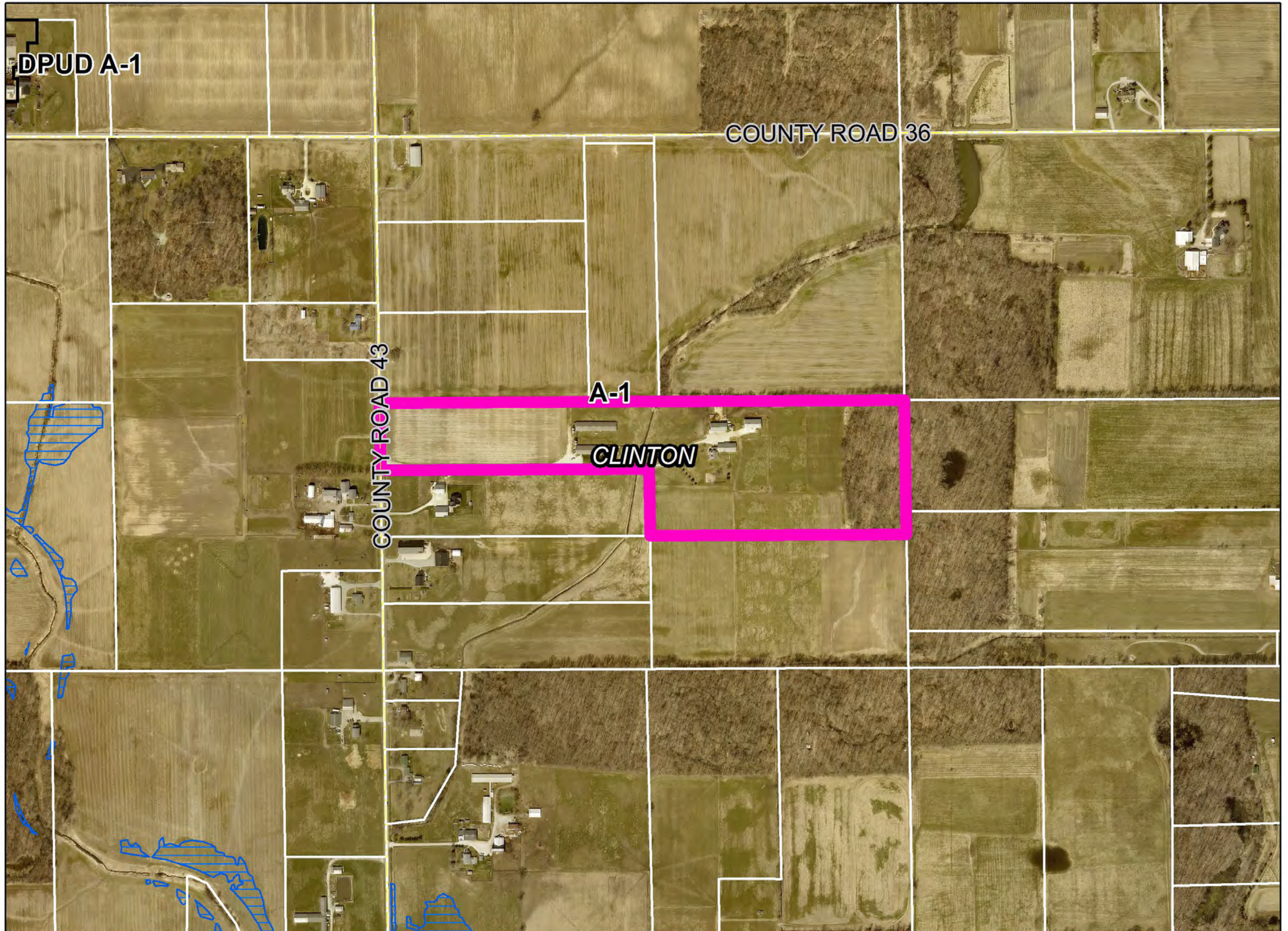
A-1

CLINTON













Subject property, existing driveway access





Facing north





Facing south





Facing west



# PLAN COMMISSION & BOARD OF ZONING APPEALS

Developmental Variance - Developmental Variance

**Elkhart County Planning & Development  
Public Services Building**

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Date: 05/12/2025 Meeting Date: June 18, 2025 Transaction #: DV-0315-2025  
Board of Zoning Appeals Public Hearing

Description: for a Developmental Variance to allow for the construction of a residence on property with no road frontage served by an access easement

Contacts: <u>Applicant</u>	<u>Authorized Agent</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Advanced Land Surveying Of Northern Indiana, Inc. 17120 County Road 46 New Paris, IN 46553	Advanced Land Surveying Of Northern Indiana, Inc. 17120 County Road 46 New Paris, IN 46553	Vernon J. Miller & Betty L. Miller, Trustee Of The Miller Family Revocable 64310 Cr 43 Goshen, IN 46528	Advanced Land Surveying Of Northern Indiana, Inc. 17120 County Road 46 New Paris, IN 46553

Site Address: 64310 County Road 43 Goshen, IN 46528	Parcel Number: Part of 20-12-24-100-010.000-007
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Township: Clinton  
Location: SOUTH SIDE OF THE EASEMENT, EAST OF CR 43, 1,620 FT. SOUTH OF CR 36

Subdivision:	Lot #
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Lot Area: 5.54	Frontage: 0.00	Depth: 989.00
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Zoning: A-1	NPO List:
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Present Use of Property: RESIDENTIAL/AG

Legal Description:

Comments: WATCH FOR NEW SPLIT WILL BE TURNING IN AN ADMIN SUB. AW  
5/28/25- ...LIVING TRUST. (TOO MANY CHARACTERS). AW

Applicant Signature:

Department Signature:



### Application

Site address: 64310 COUNTY ROAD 43, GOSHEN, in 46528

Parcel number(s): 20-12-24-100-010.000-017

### Current property owner

Name: VERNON J. & BETTY L. MILLER

Address: 64310 COUNTY ROAD 43, GOSHEN, in 46528

Phone: (574) 642-3915

Email: \_\_\_\_\_

### Other party



Agent



Buyer



Land contract purchaser



Lessee

Name: Ronnie Justice P.S. / Advanced Land Surveying

Address: 17120 County Road 46, New Paris, IN 46553

Phone: (574) 849-4728

Email: ron@advancedlandsurveying.net

By signing below, I understand that if my application is approved, there may be conditions that will have to be met before approval is final and building permits can be started. I also understand that the conditions may include a commitment that the property owner is responsible for completing and returning.

Signature of current property owner or authorized agent: \_\_\_\_\_

Ronnie Justice

### Staff Use Only

Description:

FOR A DEVELOPMENTAL VARIANCE TO ALLOW FOR THE CONSTRUCTION OF A RESIDENCE ON PROPERTY W/NO ROAD FRONTAGE SERVED BY AN ACCESS EASEMENT.

Parcel creation date:

IN PROGRESS - NEW SPLIT.

Subdivision required?



Y



N

If yes,



AS



Minor



Major

Residential accessory breakdown, if applicable: \_\_\_\_\_

Location:

N

S



W

corner



side

end

of

CR 43

1,475

ft.

N



S

E

W

of

CR 36.

in

CLINTON

Township

Frontage:

0 ft.

Depth:

989 ft.

Area:

5.54.

acres

Subdivision and lot number, if applicable: \_\_\_\_\_

Present use:

RESIDENTIAL / FARM (AG)

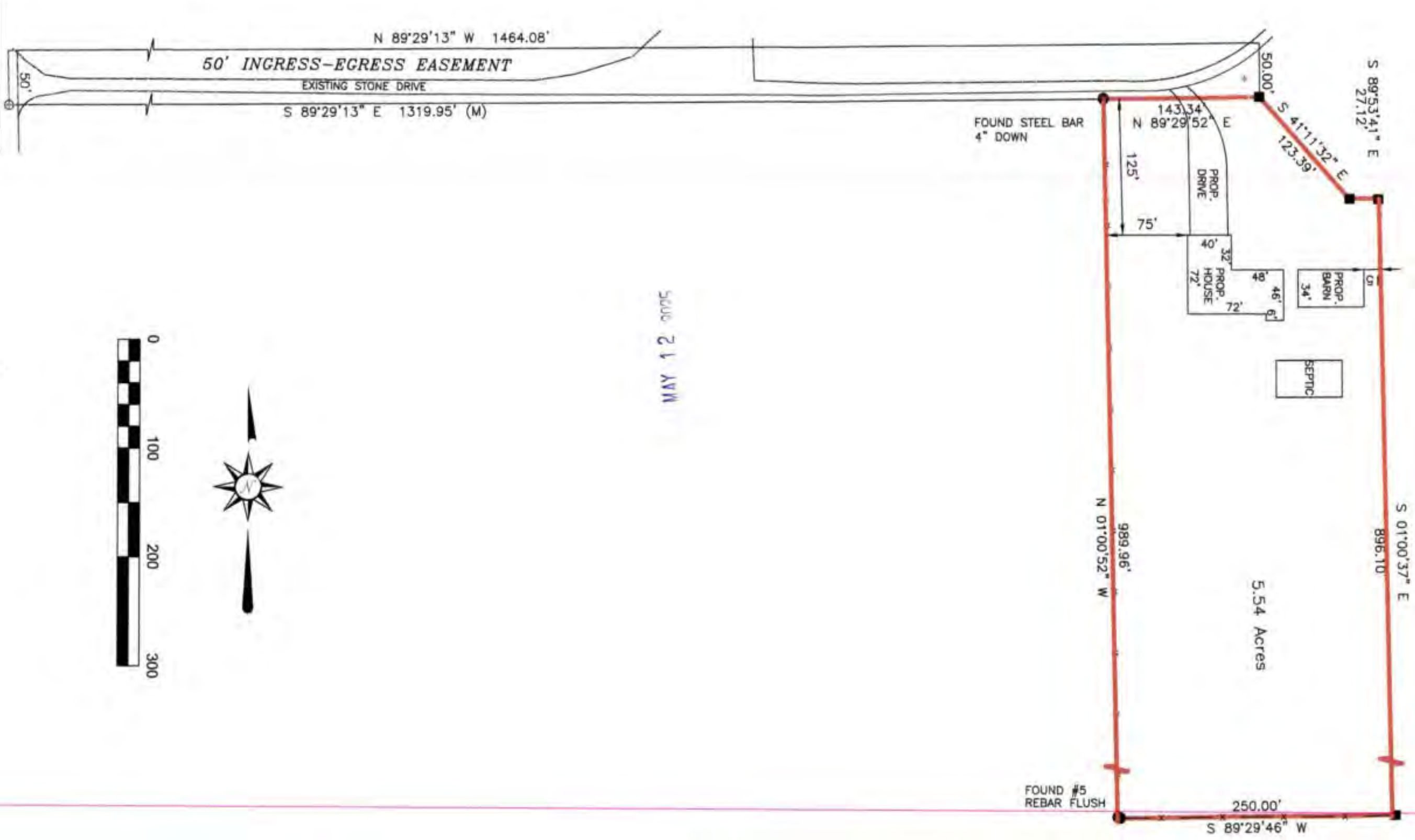


## Developmental Variance — Questionnaire

Name: VERNON J. & BETTY L. MILLER

- 1) Tell us what you want to do. CUTTING OUT 5.54 ACRES OF OUR LAND TO BUILD A NEW HOUSE AND ONE OF OUR CHILDREN WILL TAKE THE EXISTING HOME
- 2) Tell us why you can't change what you're doing so you don't need a variance. THERE IS ALREADY A DRIVE A QUARTER OF A MILE LONG WHICH CAN SERVICE THE EXISTING HOUSE AND OUR NEW HOME
- 3) Tell us why the variance won't hurt your neighbors or the community. THE DRIVE IS EXISTING AND HAS BEEN THERE A LONG TIME
- 4) Does the property need well and septic? Well: ☒ Y ☐ N Septic: ☒ Y ☐ N  
Does the property need a new septic system? ☒ Y ☐ N  
If a new septic system is needed, did the Health Department say there's enough space for it? ☒ Y ☐ N
- 5) Does the application include variances to allow for buildings or additions? ☒ Y ☐ N If yes, fill out below.
- Building or addition 1** Size and height to the peak: 3200 SQ. FT.  
Tell us what you'll use it for. RESIDENCE
- Building or addition 2** Size and height to the peak: 2040 SQ. FT.  
Tell us what you'll use it for. BARN
- Building or addition 3** Size and height to the peak: \_\_\_\_\_  
Tell us what you'll use it for. \_\_\_\_\_
- 6) Does the application include a variance for a residence on property with no road frontage? ☒ Y ☐ N  
If yes, fill out below.  
Is the easement existing? ☒ Y ☐ N If the easement is existing, is it recorded? ☐ Y ☒ N  
Tell us who owns (will own) the land under the easement. VERNON & BETTY MILLER  
Tell us how many parcels will use the easement. 2
- 7) Does the application include variances for signs? ☐ Y ☒ N If yes, fill out below.
- Sign 1** Dimensions (length and width): \_\_\_\_\_  
Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N  
Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N  
Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N
- Sign 2** Dimensions (length and width): \_\_\_\_\_  
Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N  
Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N  
Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N
- Sign 3** Dimensions (length and width): \_\_\_\_\_  
Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N  
Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N  
Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N
- 8) Does the application include a variance for parking spaces? ☐ Y ☒ N  
If yes, tell us how many total there will be. \_\_\_\_\_
- 9) Tell us anything else you want us to know. \_\_\_\_\_







# ***Hearing Officer Staff Report***

*Prepared by the Department of Planning and Development*

***Hearing Date:*** June 18, 2025

***Transaction Number:*** DV-0323-2025.

***Parcel Number(s):*** 20-06-22-376-022.000-009.

***Existing Zoning:*** R-1.

***Petition:*** For a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.

***Petitioner:*** Juan C. Jimenez Medrano.

***Location:*** South side of CR 20, 765 ft. southeast of CR 111, in Concord Township.

***Site Description:***

- Physical Improvement(s) – Residence, detached accessory structure.
- Proposed Improvement(s) – Detached accessory structure.
- Existing Land Use – Residential, Agricultural.
- Surrounding Land Use – Residential, Agricultural.

***History and General Notes:***

- **February 21, 2002** – The BZA approved a Special Use for a home workshop/business for an insurance office (20021102).

***Staff Analysis:***

Staff finds that:

1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. The request is 568 sq. ft., or 29%, over what is allowed and all other developmental standards will be met.
2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 1-acre parcel in a medium-density residential area and the property will remain residential in character.
3. Strict application of the terms of the Development Ordinance would result in an unnecessary hardship in the use of the property. Without the benefit of the variance, the need for outdoor storage would arise and the structure couldn't be built.



# ***Hearing Officer Staff Report (Continued)***

***Hearing Date:*** June 18, 2025

Staff recommends **APPROVAL** with the following condition(s) imposed:

1. A variance from the developmental standards of the Development Ordinance is void unless an Improvement Location Permit is issued within 180 calendar days from the date of the grant and construction work completed within 1 year from the date of the issuance of the building permit (where required).
2. The request is approved in accordance with the site plan submitted (dated 5/12/2025) and as represented in the Developmental Variance application.



DV-0323-2025

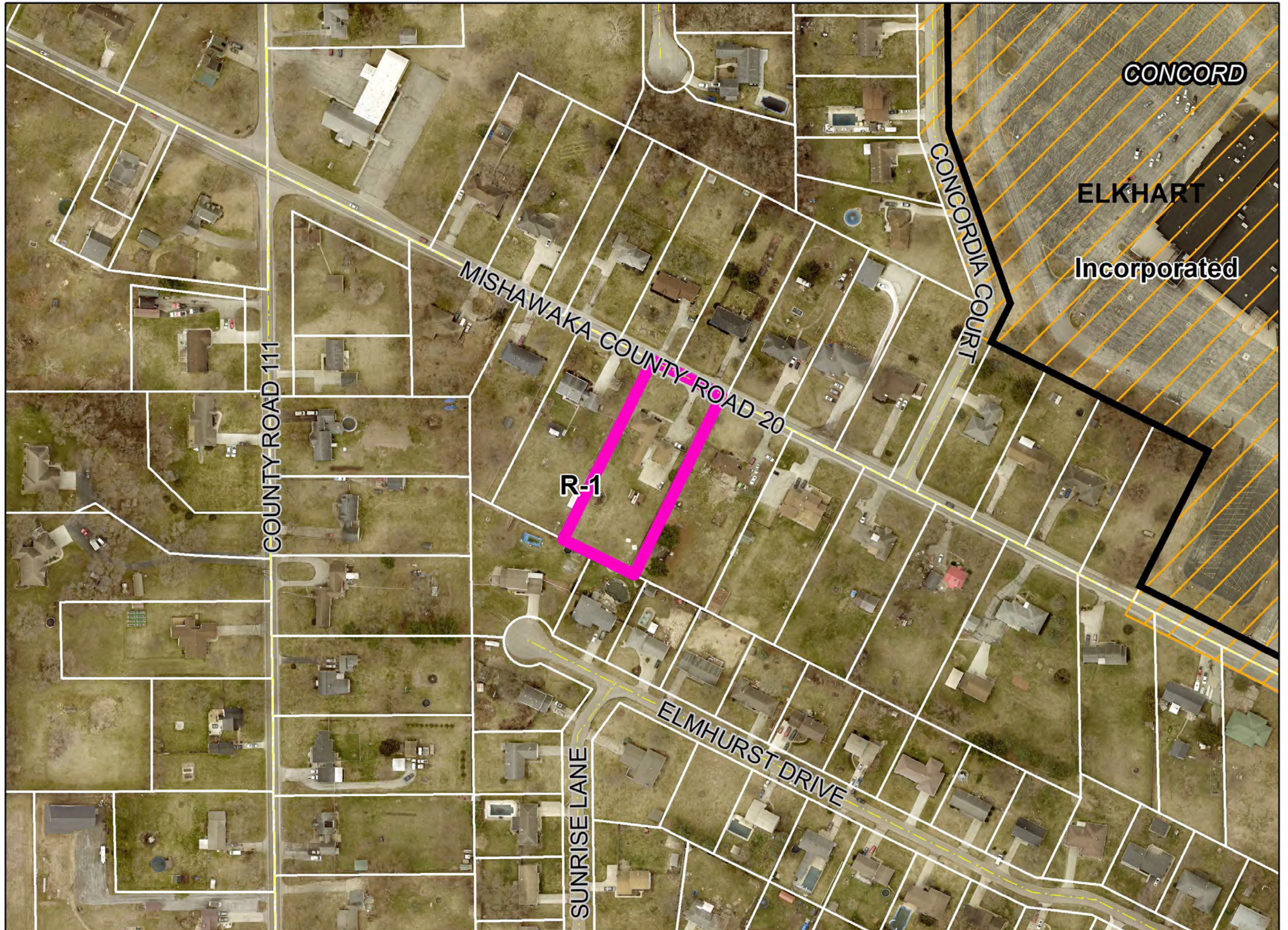


2021 Aerials

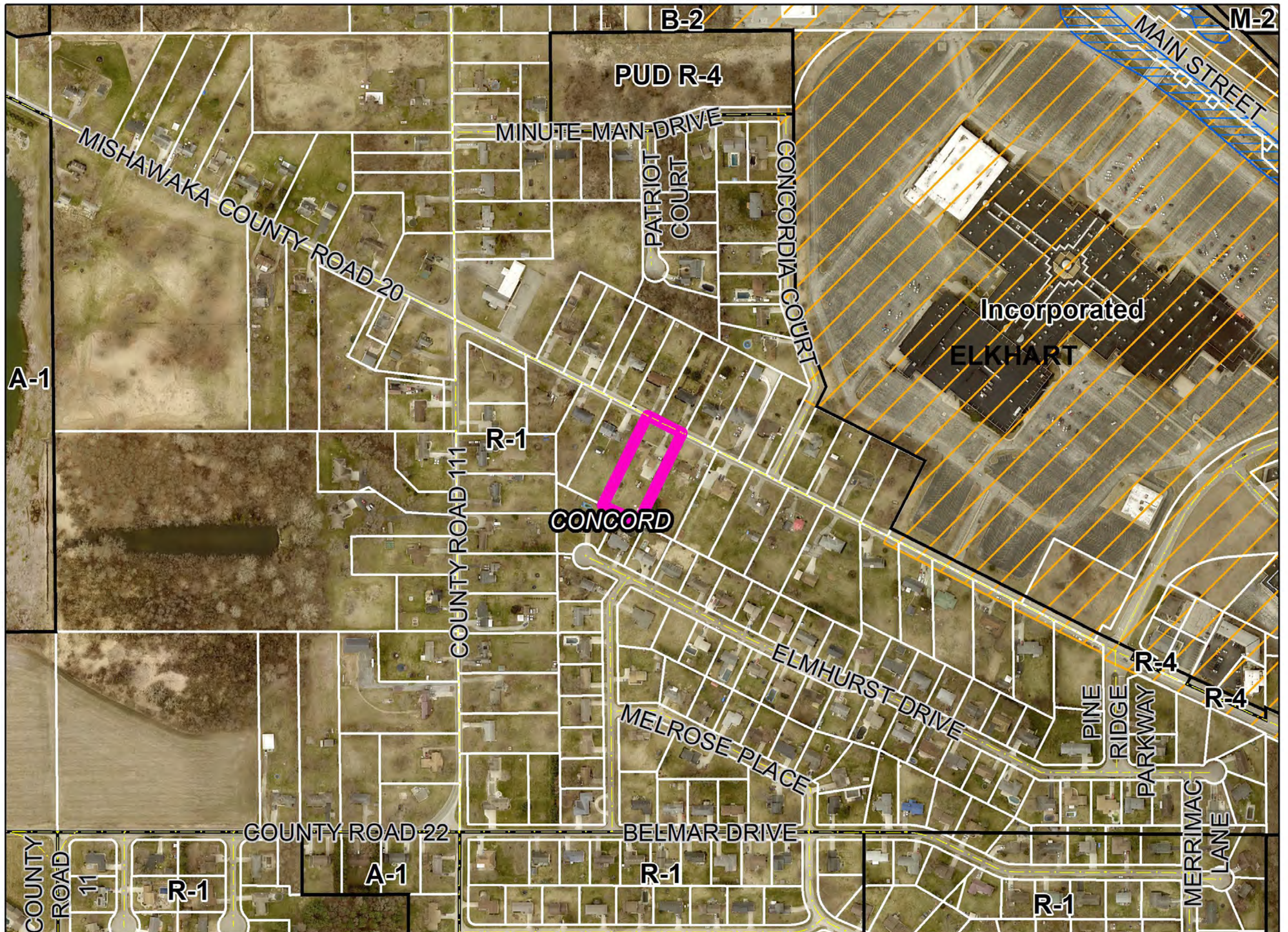
1 inch = 60 feet















Subject property





Facing southeast





Facing northwest





Facing north



# PLAN COMMISSION & BOARD OF ZONING APPEALS

Developmental Variance - Developmental Variance

**Elkhart County Planning & Development  
Public Services Building**

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Date: 05/12/2025 Meeting Date: June 18, 2025  
Board of Zoning Appeals Public Hearing Transaction #: DV-0323-2025

Description: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right

Contacts: <u>Applicant</u>	<u>Land Owner</u>
Juan C. Jimenez Medrano	Juan C. Jimenez Medrano
24678 County Road 20	24678 County Road 20
Elkhart, IN 46517	Elkhart, IN 46517

Site Address: 24678 County Road 20 Elkhart, IN 46517	Parcel Number: 20-06-22-376-022.000-009
---	---

Township: Concord  
Location: SOUTH SIDE OF CR 20, 765 FT. SOUTHEAST OF CR 111

Subdivision:	Lot #
--------------	-------

Lot Area: 1.00	Frontage: 128.00	Depth: 305.00
----------------	------------------	---------------

Zoning: R-1	NPO List:
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Present Use of Property: RESIDENTIAL

Legal Description:

Comments: PARCEL CREATION DATE: 3/1/62  
SEE ALSO SPECIAL USE FOR GLENN W. EBY & RICHARD SMOKER (20021102)APPROVED 2/21/02  
STORAGE EQUATION: RESIDENCE (1514 X 110%) = 1665  
MINUS ATTACHED GARAGE (736)  
MINUS UTILITY SHED (96)  
MINUS UTILITY SHED (96)  
MINUS PROPOSED ACCESSORY STORAGE BLDG (1800)  
=-1063 SQ. FT.

Applicant Signature:	Department Signature:
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**Application**

Site address: 24678 County Road 20

Parcel number(s): 20-06-22-376-022.000-009

**Current property owner**

Name: Carlos Jimenez

Address: 24678 County Road 20, Elkhart, IN 46517

Phone: (626) 509-3281

Email: \_\_\_\_\_

**Other party**

☐ Agent

☐ Buyer

☐ Land contract purchaser

☐ Lessee

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

By signing below, I understand that if my application is approved, there may be conditions that will have to be met before approval is final and building permits can be started. I also understand that the conditions may include a commitment that the property owner is responsible for completing and returning.

**Signature of current property owner or authorized agent:** \_\_\_\_\_



**Staff Use Only**

**Description:** FOR A DEVELOPMENTAL VARIANCE TO ALLOW FOR  
THE TOTAL SQUARE FOOTAGE OF ACCESSORY STRUCTURE  
TO EXCEED THAT ALLOWED BY RIGHT

**Parcel creation date:** 3/1/12

**Subdivision required?**

☐ Y

☒ N

If yes,

☐ AS

☐ Minor

☐ Major

**Residential accessory breakdown, if applicable:**

SEE ATTACHED

**Location:** N (S) E W corner side end of CR 20

765 ft. N (S) E W of CR III

in CONCORD Township

**Frontage:** 128

**Depth:** 305

**Area:** 1 acres

**Subdivision and lot number, if applicable:**

N/A

**Present use:** RESIDENTIAL



## Developmental Variance — Questionnaire

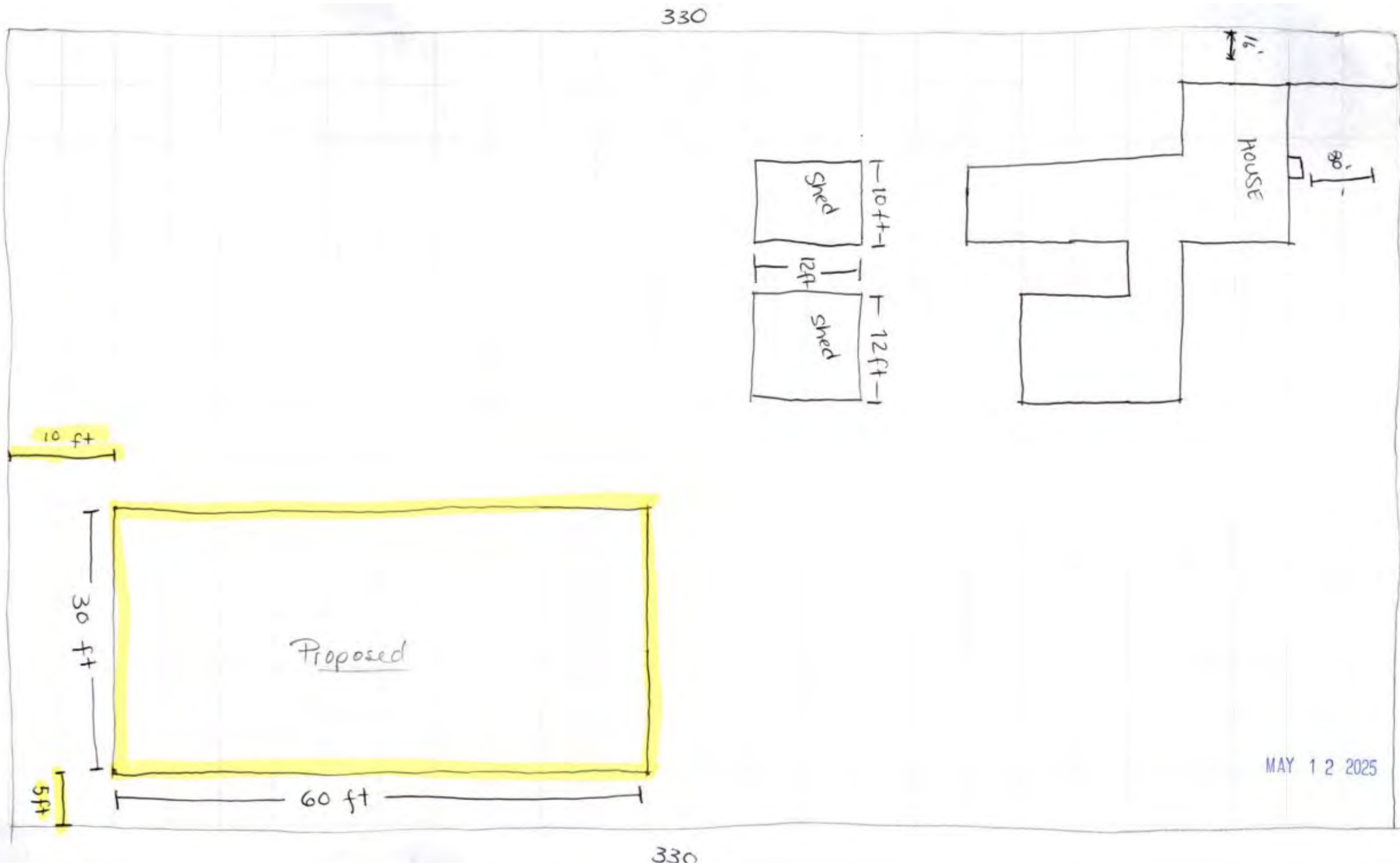
Name:

Carlos Jimenez

- 1) Tell us what you want to do. I will like to build a barn to storage my bobcat and a couple trailers, and my truck.
- 2) Tell us why you can't change what you're doing so you don't need a variance. \_\_\_\_\_
- 3) Tell us why the variance won't hurt your neighbors or the community. It's going to be just to feel it storage
- 4) Does the property need well and septic? Well: ☐ Y ☒ N Septic: ☐ Y ☒ N  
Does the property need a new septic system? ☐ Y ☒ N  
If a new septic system is needed, did the Health Department say there's enough space for it? ☒ Y ☐ N
- 5) Does the application include variances to allow for buildings or additions? ☐ Y ☒ N If yes, fill out below.
- Building or addition 1** Size and height to the peak: 30 x 60 by 18 high  
Tell us what you'll use it for. storage my bobcat, trailers and truck.
- Building or addition 2** Size and height to the peak: \_\_\_\_\_  
Tell us what you'll use it for. \_\_\_\_\_
- Building or addition 3** Size and height to the peak: \_\_\_\_\_  
Tell us what you'll use it for. \_\_\_\_\_
- 6) Does the application include a variance for a residence on property with no road frontage? ☐ Y ☒ N  
If yes, fill out below.  
Is the easement existing? ☐ Y ☒ N If the easement is existing, is it recorded? ☐ Y ☐ N  
Tell us who owns (will own) the land under the easement. Carlos Jimenez  
Tell us how many parcels will use the easement. One
- 7) Does the application include variances for signs? ☐ Y ☒ N If yes, fill out below.
- Sign 1** Dimensions (length and width): \_\_\_\_\_  
Existing? ☐ Y ☒ N Double faced? ☐ Y ☒ N  
Electronic message board? ☐ Y ☒ N If no, lighted? ☐ Y ☒ N  
Freestanding? ☐ Y ☒ N Wall mounted? ☐ Y ☒ N
- Sign 2** Dimensions (length and width): \_\_\_\_\_  
Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N  
Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N  
Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N
- Sign 3** Dimensions (length and width): \_\_\_\_\_  
Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N  
Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N  
Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N
- 8) Does the application include a variance for parking spaces? ☐ Y ☒ N  
If yes, tell us how many total there will be. \_\_\_\_\_
- 9) Tell us anything else you want us to know. I don't need electricity and water or concrete. If I get approval, I am gonna get rid of the other shed.



132



330

330

MAY 12 2025

132

CR 20



# ***Hearing Officer Staff Report***

*Prepared by the Department of Planning and Development*

**Hearing Date:** June 18, 2025

**Transaction Number:** DV-0324-2025.

**Parcel Number(s):** 20-05-25-101-018.000-001 & 20-05-25-101-019.000-001 & 20-05-25-101-025.000-001.

**Existing Zoning:** A-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.

**Petitioner:** Lisa L. Thompson (Owner/Buyer) & Hazel A. Walters, Trustee of the Hazel Arnell Walters Revocable Trust (Seller).

**Location:** East side of CR 3, 915 ft. south of CR 24, in Baugo Township.

## ***Site Description:***

- Physical Improvement(s) – Vacant.
- Proposed Improvement(s) – Single-family residence.
- Existing Land Use – Vacant.
- Surrounding Land Use – Residential, Agricultural, School.

## ***History and General Notes:***

- **February 17, 2021** – The Hearing Officer approved a Developmental Variance to allow for the construction of a residence on property with no road frontage served by an access easement (DV-0045-2021).
- **November 17, 2021** – The Hearing Officer approved a Developmental Variance to allow for the construction of a residence on property with no road frontage served by an access easement (DV-0828-2021).
- More than 180 days passed without an improvement location permit, and the Developmental Variances expired.

## ***Staff Analysis:***

Staff finds that:

1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. The subject property is bordered by other large homesites, and the extra access driveway will not change the density or safety of the area.
2. Approval of the request will not cause substantial adverse effect on neighboring property. This will be a 2.5-acre parcel in a moderately dense mixed-use area, and the property will remain residential in character.
3. Strict application of the terms of the Development Ordinance would result in an unnecessary hardship in the use of the property. Without the benefit of the variance, the property would be non-conforming, and a residence could not be built.



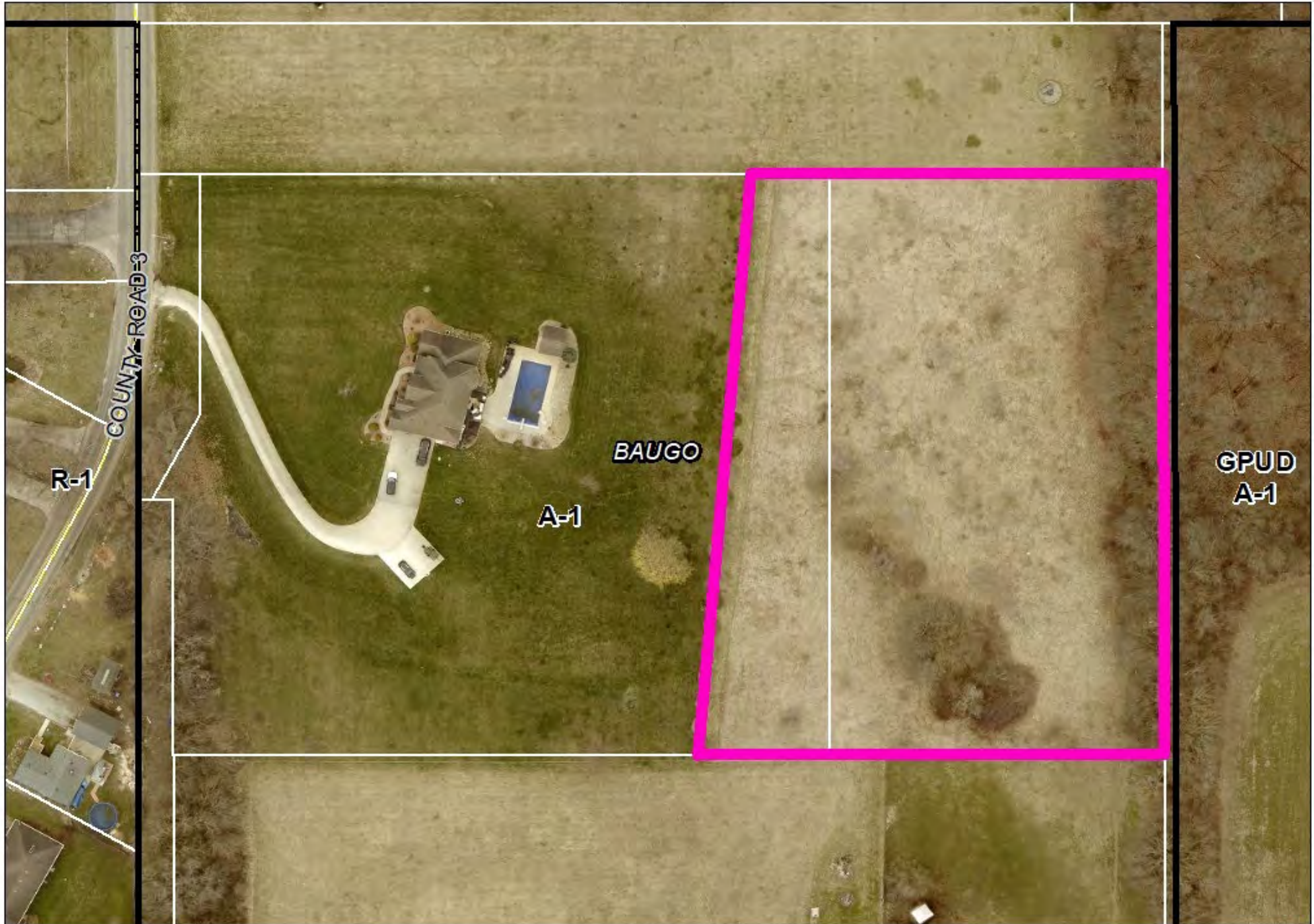
# ***Hearing Officer Staff Report (Continued)***

***Hearing Date:*** June 18, 2025

Staff recommends **APPROVAL** with the following condition(s) imposed:

1. A variance from the developmental standards of the Development Ordinance is void unless an Improvement Location Permit is issued within 365 calendar days from the date of the grant and construction work completed within 1 year from the date of the issuance of the building permit (where required).
2. A new recorded deed showing just the subject parcel is required.
3. The request is approved in accordance with the site plan submitted (dated 5/12/2025) and as represented in the Developmental Variance application.







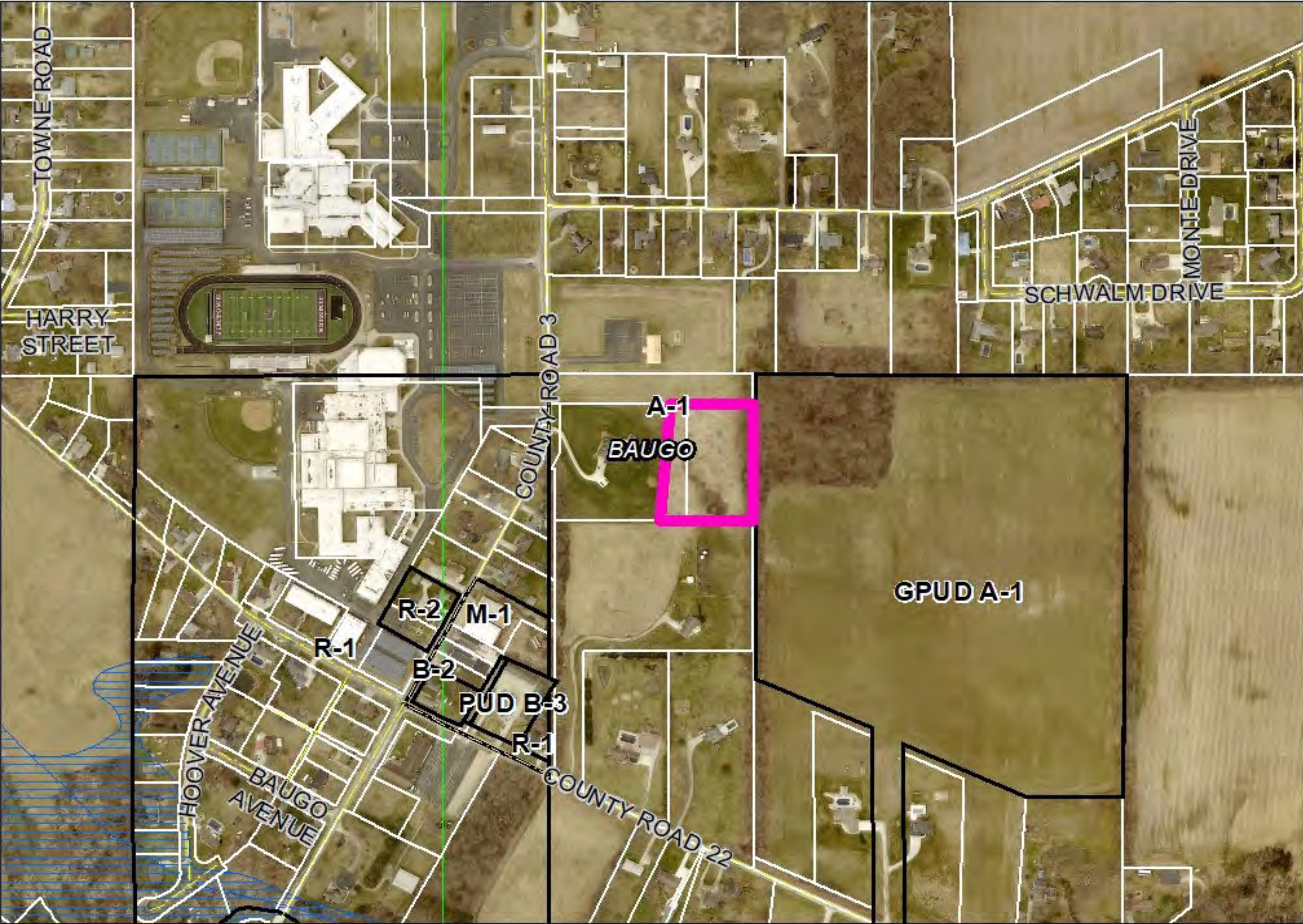


2021 Aerials

1 inch = 200 feet











Subject property





Facing south





Facing north





Facing west



# PLAN COMMISSION & BOARD OF ZONING APPEALS

Developmental Variance - Developmental Variance

**Elkhart County Planning & Development  
Public Services Building**

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Date: 05/12/2025 Meeting Date: June 18, 2025 Transaction #: DV-0324-2025  
Board of Zoning Appeals Public Hearing

Description: for a Developmental Variance to allow for the construction of a residence on property with no road frontage served by an access easement.

Contacts: <u>Applicant</u>	<u>Land Owner</u>	<u>Land Owner</u>
Lisa L. Thompson (Owner/Buyer) 59020 Cr 3 Elkhart, IN 46517	Hazel A. Walters, Trustee Of Hazel Arnell Walters (Seller) 28076 County Road 20 Elkhart, IN 46517	Lisa L. Thompson (Owner/Buyer) 59020 Cr 3 Elkhart, IN 46517

Site Address: 59020 County Road 3 Elkhart, IN 46517	Parcel Number: 20-05-25-101-018.000-001 20-05-25-101-019.000-001 20-05-25-101-025.000-001
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Township: Baugo  
Location: East Side Of County Road 3, 915 ft. South Of County Road 24

Subdivision: BAUGO BAYOU	Lot # 2
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Lot Area: 2.50	Frontage: 300.00	Depth: 386.00
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Zoning: A-1	NPO List:
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Present Use of Property: VACANT

Legal Description:

Comments: APPLICANT WAS ADVISED A CONDITION WILL BE A DEED IN HER NAME SHOWING LOT 2.  
DV-0828-2021 - for a Developmental Variance to allow for the construction of a residence on property with no road frontage served by an access easement.  
DV-0045-2021 - for a Developmental Variance to allow for the construction of a residence on property with no road frontage served by an access easement.  
MI-0007-2021 - for primary approval of a 2-lot minor subdivision to be known as BAUGO BAYOU.  
MI-0169-2021 - for secondary approval of a 2-lot minor subdivision to be known as BAUGO BAYOU.  
FULL NAME: HAZEL A. WALTERS, TRUSTEE OF HAZEL ARNELL WALTERS REV TR (SELLER)

Applicant Signature:	Department Signature:
----------------------	-----------------------



VARIANCE FOR:

Application

Site address: Legal description T: 37N R 4E Section 25

Parcel number(s): 20-05-25-101-019 + 20-05-25-101-018

Current property owner

Name: Lisa Thompson

Address: 59020 CR 3 Elkhart, IN 46517

Phone: 574-215-9912 Email: spoiledwithsilver@comcast.net

Other party

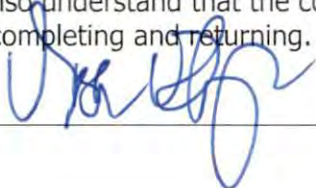
☐ Agent ☐ Buyer ☐ Land contract purchaser ☐ Lessee

Name: Hazel Walters Trust (mother)

Address: 28016 CR 20 W Elkhart, IN 46517

Phone: 574-215-8222 Email: -

By signing below, I understand that if my application is approved, there may be conditions that will have to be met before approval is final and building permits can be started. I also understand that the conditions may include a commitment that the property owner is responsible for completing and returning.

Signature of current property owner or authorized agent: 

Staff Use Only

Description: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Parcel creation date: \_\_\_\_\_

Subdivision required? ☐ Y ☐ N If yes, ☐ AS ☐ Minor ☐ Major

Residential accessory breakdown, if applicable: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Location: N S E W corner side end of \_\_\_\_\_

\_\_\_\_\_ ft. N S E W of \_\_\_\_\_

in \_\_\_\_\_ Township

Frontage: \_\_\_\_\_ Depth: \_\_\_\_\_ Area: \_\_\_\_\_ acres

Subdivision and lot number, if applicable: \_\_\_\_\_

Present use: \_\_\_\_\_

- deadline 5/12/25  
- meeting 4/19/25



# Developmental Variance — Questionnaire

Name: \_\_\_\_\_

Lisa Thompson

1) Tell us what you want to do.

Build on a land locked lot  
- to allow for the construction of a residence with no road frontage  
served by an access easement from lot 2

2) Tell us why you can't change what you're doing so you don't need a variance.

land has no road frontage; accessibility  
is none

3) Tell us why the variance won't hurt your neighbors or the community.

it will not be injurious  
to public health, safety, morals, or general welfare

4) Does the property need well and septic? Well: ☒ Y ☐ N Septic: ☒ Y ☐ N

Does the property need a new septic system? ☒ Y ☐ N

If a new septic system is needed, did the Health Department say there's enough space for it? ☒ Y ☐ N

5) Does the application include variances to allow for buildings or additions? ☒ Y ☐ N If yes, fill out below.

## Building or addition 1

Size and height to the peak:

width 54' depth 50';

Tell us what you'll use it for.

Slab foundation; 25' peak?

## Building or addition 2

Size and height to the peak:

width 64' depth 50';

Tell us what you'll use it for.

slab or basement unknown; peak 25'?

## Building or addition 3

Size and height to the peak:

Tell us what you'll use it for.

6) Does the application include a variance for a residence on property with no road frontage? ☒ Y ☐ N

If yes, fill out below.

Is the easement existing? ☒ Y ☐ N

If the easement is existing, is it recorded? ☐ Y ☒ N

Tell us who owns (will own) the land under the easement.

Lisa Thompson

Tell us how many parcels will use the easement.

2

7) Does the application include variances for signs? ☐ Y ☒ N If yes, fill out below.

## Sign 1

Dimensions (length and width):

Existing? ☐ Y ☐ N

Double faced?

☐ Y ☐ N

Electronic message board?

☐ Y ☐ N

If no, lighted?

☐ Y ☐ N

Freestanding?

☐ Y ☐ N

Wall mounted?

☐ Y ☐ N

## Sign 2

Dimensions (length and width):

Existing? ☐ Y ☐ N

Double faced?

☐ Y ☐ N

Electronic message board?

☐ Y ☐ N

If no, lighted?

☐ Y ☐ N

Freestanding?

☐ Y ☐ N

Wall mounted?

☐ Y ☐ N

## Sign 3

Dimensions (length and width):

Existing? ☐ Y ☐ N

Double faced?

☐ Y ☐ N

Electronic message board?

☐ Y ☐ N

If no, lighted?

☐ Y ☐ N

Freestanding?

☐ Y ☐ N

Wall mounted?

☐ Y ☐ N

8) Does the application include a variance for parking spaces? ☐ Y ☒ N

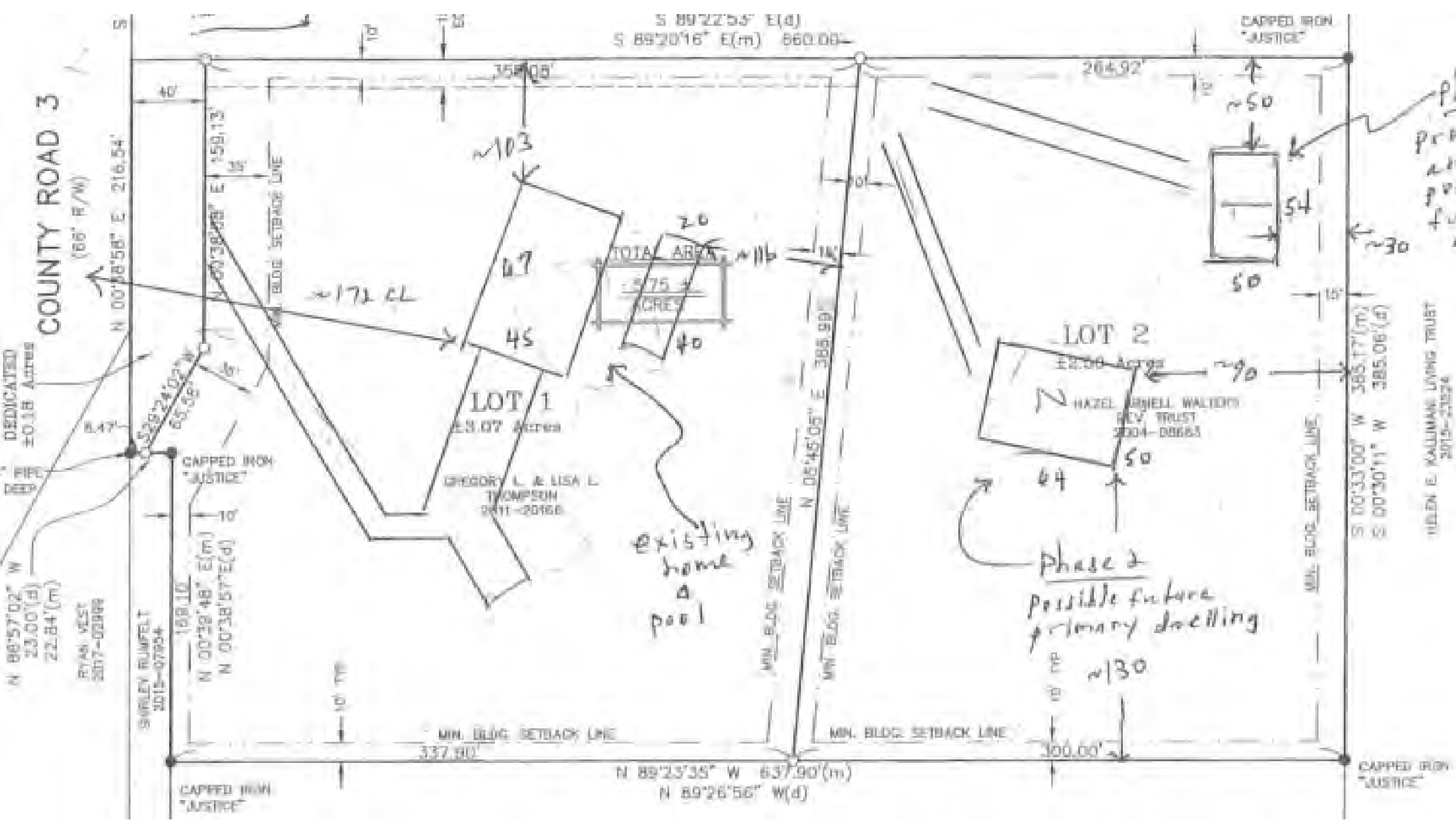
If yes, tell us how many total there will be.

9) Tell us anything else you want us to know.

original variance granted in 2021; ~~one~~



# COUNTY ROAD 3



Phase 1  
proposed dwelling  
and  
possible  
future  
ADU

## DEED OF

THIS IS TO  
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FOR PUBLIC

Lisa  
HAZEL ARNELL  
LISA L. THOMPSON  
ESTATE OF

GREGORY L.

COUNTY OF  
STATE OF  
BEFORE ME  
APPEARED  
PLAT, THE

WITNESS MY

(SIGN)  
(PRINT) TE  
Notary Public





**DATE:** May 20, 2025

**TO:** Hearing Officer

**FROM:** Daniel Dean, Planner

**SUBJECT:** Extension of the period within which to obtain an improvement location permit

Ronnie Justice, on behalf of his client George Smucker, is requesting a 180-day extension of the period within which to obtain an improvement location permit.

The original request was 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 parcels 2, 5 & 6.

The subject property is on the east side of CR 43, 2,065 ft. south of CR 34, in Clinton Township, zoned A-1.

The request was approved in December 2024, case number DV-0840-2024.

Attached are the extension request received on May 20, 2025, and the approved site plan.

Staff recommends approval of this extension request.

This staff item will be on the **June 18, 2025**, Hearing Officer agenda.



## Danny Dean

---

**From:** Ronnie Justice <ron@advancedlandsurveying.net>  
**Sent:** Tuesday, May 20, 2025 9:29 AM  
**To:** H. Jason Auvil; Danielle Richards; Danny Dean  
**Subject:** Variance Extension for DV-0840-2024

Caution! This message was sent from outside your organization.

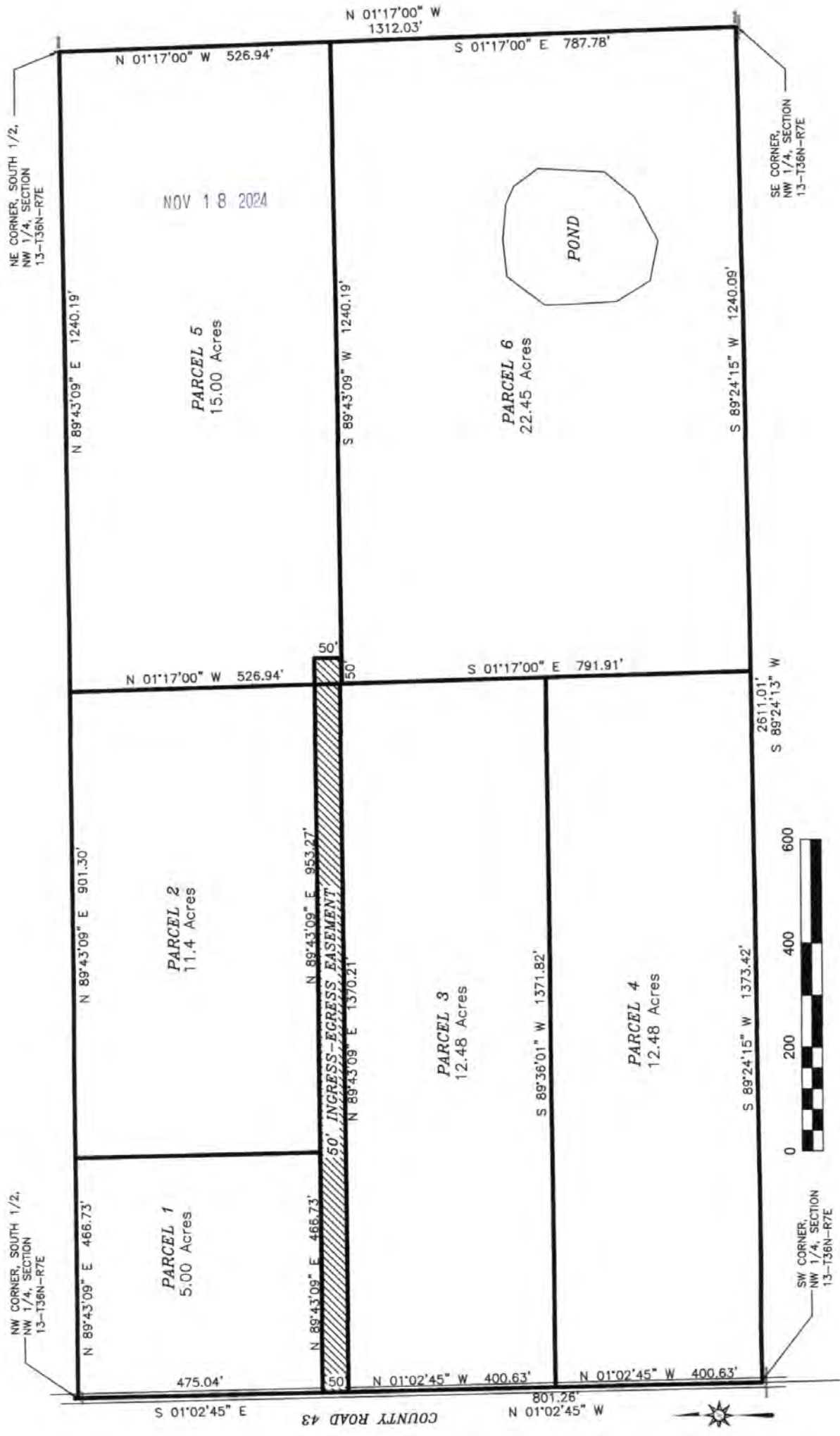
To Whom it may concern,

On behalf of my client, I would like to ask for a 6 month extension for Transaction Number DV-0840-2024.  
Petitioner was George A. Smucker .  
This was approved December 18, 2024.

Thank You

Ronnie L. Justice PS  
17120 County Road 46  
New Paris, IN 46553  
574 849-4728









## RESULT LETTER

Case # DV-0840-2024

Date: June 5, 2025

**Grantor:**

George A. Smucker

**Grantee:**

Elkhart County

Advisory Board of Zoning Appeals

---

The following shall be referred to as “the Real Estate”:

Street: 00000 CR 43, Goshen, IN 46526

Current Tax Code #: 20-12-13-100-002.000-007

---

You are hereby notified that the 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 parcels 2, 5, & 6 on the Real Estate, presented and considered at the meeting of the Hearing Officer of the Elkhart County Advisory Board of Zoning Appeals on December 18, 2024, was acted upon as follows: **APPROVED** in accordance with the Staff Analysis with the following Findings and Conclusions of the Hearing Officer:

1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. Easement access preserves public safety by avoiding a dense cluster of driveways.
2. Approval of the request will not cause substantial adverse effect on neighboring property. This is low-density development of large parcels (average of 13 acres each) in a low-density area, and single access will focus any new traffic away from existing development.
3. Strict application of the terms of the Development Ordinance would result in an unnecessary hardship in the use of the property. Division of a 76-acre tract into 6 large residential parcels does not necessitate new dedicated streets.



George A. Smucker

June 5, 2025

Page 2

The following conditions were imposed:

1. A variance from the developmental standards of the Development Ordinance is void unless an Improvement Location Permit is issued within 180 calendar days from the date of the grant and construction work completed within 1 year from the date of the issuance of the building permit (where required).
2. The request is approved in accordance with the site plan submitted 11/18/2024 and as represented in the Developmental Variance application.
3. A subdivision is required .

**Deviation from said conditions may result in the Elkhart County Advisory Board of Zoning Appeals rescinding the approval or permit.**

*Note: Any order, requirement, decision or determination made by the Hearing Officer may be appealed to the Board of Zoning Appeals by any interested party who files the appeal within five business days of the respective order, requirement or determination.*

*Please note that if your request is approved, the Department of Planning and Development does not have the authority to issue a Building Permit for your request until the five business day appeal period ends and no property appeal has been filed.*

H. Jason Auvil, Hearing Officer  
Elkhart County Board of Zoning Appeals

*Placed in File:*

*By:*