

ELKHART COUNTY BOARD OF ZONING APPEALS

9:00 A.M.

D.	Petitioner:	<i>The Peoples Bible Church, Inc.</i>	(Page 14)
	Petition:	for an amendment to an existing Special Use for a place of worship to allow for a new building and for a 10 ft. Developmental Variance (Ordinance requires 55 ft.) to allow for the construction of a new building 45 ft. from the centerline of the right-of-way of Elkhart St. (CR 44).	
	Location:	Southeast corner of US 33 & Elkhart St. (CR 44), common address of 68074 US 33 in Benton Township, zoned B-2.	
			SUP-0589-2025

E. Petitioner: ***Carl Martin, Jr.*** (Page 15)
 Petition: for a Special Use for a home workshop/business for a small engine repair shop
 and for a 45 ft. Developmental Variance (Ordinance requires 75 ft.) to allow
 for an existing residence 30 ft. from the centerline of the right-of-way.
 Location: South side of CR 40, 490 ft. West of CR 11, common address of 25094 CR
 40 in Harrison Township, zoned A-1. SUP-0564-2025

F. Petitioner: ***Courtney A. Bevers*** (Page 16)
 Petition: for a Special Use for an agricultural use for the keeping of animals on a tract
 of land containing less than 3 acres and for a 15 ft. Developmental Variance
 (Ordinance requires 50 ft.) to allow for an existing residence 35 ft. from the
 centerline of the right-of-way, and for a 20 ft. Developmental Variance
 (Ordinance requires 50 ft.) to allow for an existing accessory structure 30 ft.
 from the centerline of the right-of-way .
 Location: South side of W. Warren St., 1,160 ft. West of Main St. (SR 13), common
 address of 407 W. Warren St. in Middlebury Township, zoned R-1.

SUP-0594-2025

G.	Petitioner:	<i>Arthur R. Lusher, Jr., Trustee of the Arthur R. Lusher, Jr. Revocable Trust Agreement</i>	(Page 17)
	Petition:	for a Use Variance to allow for the construction of an accessory structure without a residence.	
	Location:	East side of CR 109, 1,150 ft. North of Lake Dr., East of CR 9, common address of 51258 CR 109 in Osolo Township, zoned R-2. UV-0201-2025	

H.	Petitioner:	<i>Timothy C. Miller & Tiffany N. Miller, Husband & Wife</i>	(Page 18)
	Petition:	for a Use Variance to allow for two existing dwellings and the construction of a third dwelling on a parcel, for a Special Use for a mobile home, and for a Developmental Variance to allow for the placement of a mobile home within 300 ft. of a residence.	
	Location:	North side of CR 34, 1,330 ft. West of CR 29, common address of 17025 CR 34 in Elkhart Township, zoned A-1.	
			UV-0616-2025

10:00 A.M. (HESSER)

- I. Petitioner: ***Stephanie Fireline & Ted. R. Knauss, Jr., Husband & Wife*** (Page 19)
Petition: for a Use Variance to allow for the placement of a shipping container, for a Special Use for the placement of a mobile home, and for a Developmental Variance to allow for the placement of a mobile home within 300 ft. of a residence.
Location: North side of CR 4, 430 ft. West of CR 9, common address of 26075 CR 4 in Osolo Township, zoned R-2. UV-0604-2025

TABLED

- J. Petitioner: ***Michiana Home Rentals, Inc.*** (Page 20)
Petition: for an amendment to an existing Special Use for a marina to allow for an electronic message board.
Location: East side of SR 15, 900 ft. North of SR 120, common address of 402 Mottville Rd. in Washington Township, zoned R-1. SUP-0464-2025
- K. Petitioner: ***Jesus Ocampo*** (Page 21)
Petition: for a Special Use for a home workshop/business for a roofing business.
Location: East side of CR 7, 3,460 ft. South of CR 6, common address of 53670 CR 7 in Osolo Township, zoned R-1. UV-0405-2025

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

ADJOURNMENT

Debra Cramer – Appointed by Commissioners: term 1/1/25 – 12/31/28
Cory White – Appointed by Council: term 1/1/25 – 12/31/28
Randy Hesser – Appointed by Commissioners: term 1/1/22 – 12/31/25
Steve Warner – Appointed by Commissioners: term 1/1/25 – 12/31/28
Roger Miller – Appointed by Plan Commission: term 1/1/25-12/13/28

Alternates:
John Gardner – Appointed by Commissioners: term 1/1/25 – 12/31/25
David Miller – Appointed by Commissioners: term 1/1/25 – 12/31/25