

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

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

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

9:00 A.M.

- A. Petitioner: ***Jared Davies & Richelle Davies, Husband & Wife*** **(Page 1)**
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 Maple Ridge Dr., 490 ft. West of SR 13, common address of 11560 Maple Ridge Dr. in York Township, zoned DPUD A-1. DV-0563-2025

B. Petitioner: ***Thomas Atkinson & Fawne Atkinson, Husband & Wife*** **(Page 2)**
Petition: for a 17 sq. ft. Developmental Variance (Ordinance allows for 8 sq. ft.) to allow for the placement of a 25 sq. ft. freestanding sign, for a 3 ft. Developmental Variance (Ordinance allows 4 ft.) to allow for the placement of a freestanding sign 7 ft. in height, and for a 3 ft. Developmental Variance (Ordinance requires 3 ft.) to allow for the placement of a freestanding sign 0 ft. from the right-of-way line.
Location: North side of Old US 20, 1,460 ft. East of CR 13, common address of 23241 Old US 20 in Concord Township, zoned R-4. DV-0584-2025

C. Petitioner: ***Robert Lee Bertog, Jr.*** **(Page 3)**
Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
Location: West side of CR 23, 920 ft. North of CR 20, common address of 58326 CR 23 in Jefferson Township, zoned A-1. DV-0569-2025

D. Petitioner: ***Jeremy L. Bachman & Michelle R. Bachman, Husband & Wife*** **(Page 4)**
Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
Location: West side of Tasha Dr., 780 ft. South of State Line Rd., common address of 50823 Tasha Dr. in York Township, zoned A-1. DV-0579-2025

- E. Petitioner: ***Crystal Lynn Ann Smith*** **(Page 5)**
Petition: for a 13 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the construction of a residence 37 ft. from the centerline of the right-of-way of Wilson St., for a 32 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the construction of a residence 18 ft. to from the centerline of the right-of-way of California Ct. and for a 10 ft. Developmental Variance (Ordinance requires 15 ft.) to allow for the construction of a residence 5 ft. from the rear property line.
Location: Northwest corner of California Ct. & Wilson St., West of CR 11 (Osolo Rd.), common address of 25171 California Ct. in Osolo Township, zoned R-2.
DV-0593-2025
- F. Petitioner: ***Ryan S. Epp & Michele L. Epp*** **(Page 6)**
Petition: for a 19 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for an existing residence and for a 2 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for the construction of a detached accessory structure 3 ft. from the west side property line.
Location: South side of CR 6, 1,555 ft. East of CR 10, common address of 29552 CR 6 in Cleveland Township, zoned A-1.
DV-0595-2025
- G. Petitioner: ***First Class Property Rentals*** **(Page 7)**
Petition: for a 40 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an existing accessory structure 10 ft. from the centerline of the right-of-way.
Location: West side of E. Indiana Lake Rd., 630 ft. North of Church Rd., West of CR 23, common address of 50567 East Indiana Lake Rd. in Washington Township, zoned R-2.
DV-0603-2025
- H. Petitioner: ***Jason G. Ulin*** **(Page 8)**
Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
Location: East side of Nineteenth St., 405 ft. South of Mishawaka Rd. (CR 20), common address of 57868 19th St. in Concord Township, zoned R-2. DV-0599-2025
- I. Petitioner: ***Amy R. Snyder & Adam E. Bell*** **(Page 9)**
Petition: for a 60 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for the construction of an accessory structure 60 ft. from the centerline of the right-of-way.
Location: Northwest side of SR 15, 4,900 ft. North of CR 4, common address of 51323 SR 15 in Washington Township, zoned A-1.
DV-0601-2025

MOBILE HOME SPECIAL USE/DEVELOPMENTAL VARIANCE

- J. Petitioner: ***Thomas Hardman*** **(Page 10)**
 Petition: for a Special Use for a mobile home, for a Developmental Variance to allow
 for the placement of a mobile home within 300 ft. of a residence, for a 25 ft.
 Developmental Variance (Ordinance requires 50 ft.) to allow for the
 placement of a mobile home 25 ft. from the centerline of the right-of-way, and
 for a 3 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an
 existing shed 2 ft. from the north side property line.
 Location: East side of Helen St., 225 ft. North of Sunnyside Ave., Northeast of CR 45,
 common address of 58596 Helen St. in Concord Township, zoned R-2.
 SUP-0558-2025

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

- Minor Change – Special Use - Leah Sarber (SUP-0089-2025) request to extend the ILP deadline until September 19, 2026.

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