

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

APRIL 15, 2026
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: ***Glen J. Riegsecker, Trustee of the Glen J. Riegsecker Revocable Trust*** (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 the easement, 550 ft. East of CR 33, 1,670 ft. North of CR 26, common address of 59708 CR 33 in Middlebury Township, zoned A-1.
DV-0101-2026
- B. Petitioner: ***Andrew Yoder & Mikayla Yoder, Husband & Wife (Buyers) & Levi Lee Yoder & Laurene Yoder, Husband & Wife (Sellers)*** (Page 2)
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 the easement, 1,100 ft. South of CR 34, 2,020 ft. West of SR 13, in Clinton Township, zoned A-1.
DV-0110-2026
- C. Petitioner: ***Jon B. Miller & Stephanie H. Miller, Husband & Wife*** (Page 3)
Petition: for a 28 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing residence and for the construction of a porch 47 ft. from the centerline of the right-of-way.
Location: West side of CR 35, 1,395 ft. North of CR 126, common address of 60013 CR 35 in Middlebury Township, zoned A-1.
DV-0123-2026
- D. Petitioner: ***Janice M. Bryson & Christopher Alan Bryson, Sr., Wife & Husband*** (Page 4)
Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
Location: North side of CR 2, 195 ft. East of CR 5, common address of 29535 CR 2 in Cleveland Township, zoned A-1.
DV-0128-2026

TABLED

E. Petitioner: ***Jonathan P. Blosser & Lila L. Blosser, Husband & Wife*** (Page 5)
Petition: for a 76 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to
allow for the construction of a residence.
Location: South side of US 6, 2,020 ft. West of CR 13, in Union Township, zoned A-1.
DV-0064-2026

Ann Prough – Appointed by Plan Commission: term 1/1/26 – 12/31/26

Hearing Officer Staff Report

Prepared by the Department of Planning and Development

Hearing Date: April 15, 2026

Transaction Number: DV-0101-2026.

Parcel Number(s): 20-08-29-301-010.000-034.

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: Glen J. Riegsecker, Trustee of the Glen J. Riegsecker Revocable Trust.

Location: South side of the easement, 550 ft. east of CR 33, 1,670 ft. north of CR 26, in Middlebury Township.

Site Description:

- Physical Improvement(s) – Residence, detached accessory structure.
- Proposed Improvement(s) – Addition to detached accessory structure.
- Existing Land Use – Residential.
- Surrounding Land Use – Residential, agricultural.

History and General Notes:

- **November 11, 2024** – A Developmental Variance to allow for the construction of a residence on property with no road frontage served by an access easement was approved (DV-0765-2024).

Staff Analysis:

Staff finds that:

1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. This request is 1,384 sq. ft., or 26%, over what is allowed by right. The proposed addition to the existing accessory structure will not be in the line of sight of neighboring residences as this property is far off the roadway.
2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 2-acre parcel in a moderately dense residential and agricultural area and the property will remain residential in character. The size of the building with the proposed addition is consistent with the size of buildings found on adjacent 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 petitioners would not have enough storage space to eliminate outdoor storage of personal items.

Hearing Officer Staff Report (Continued)

Hearing Date: April 15, 2026

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 3/3/2026) and as represented in the Developmental Variance application.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

DV-0101-2026

Developmental Variance - Developmental Variance

Date: 03/04/2026 Meeting Date: April 15, 2026
Board of Zoning Appeals Public Hearing Transaction #: DV-0101-2026

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>Authorized Agent</u>	<u>Land Owner</u>
Riteway Builders 69653 Sunset Blvd Union, MI 49130	Riteway Builders 69653 Sunset Blvd Union, MI 49130	Glen J. Riegsecker Trustee Of The Glen J. Riegsecker Revocable Trust 59530 County Road 33 Middlebury, IN 46540

Site Address: 59708 County Road 33 Middlebury, IN 46540	Parcel Number: 20-08-29-301-010.000-034
--	---

Township: Middlebury
Location: East Side of CR 33, 1,600 SF NORTH OF CR 26, South of CR 20

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

Lot Area: 2.00	Frontage: 298.00	Depth: 285.00
----------------	------------------	---------------

Zoning: A-1	NPO List:
-------------	-----------

Present Use of Property: RESIDENTIAL

Legal Description:

Comments: PER DANIELLE, NEED NEW RECORDED DEED OF THE SUBDIVISION THAT INCLUDES THE EASEMENT (ROAD ACCESS)

SEE DV-0765-2024 APPROVED 10-14-2024 FOR NO ROAD FRONTAGE
STORAGE EQUATION 4808 SF X 110% = 5288 SF - 1990 SF - 3200 SF = 98 SF - 1482 SF FOR PROPOSED ADDITION =
NEGATIVE 1384 SF LEFTOVER

Applicant Signature:

Department Signature:

Developmental Variance — Questionnaire

Name: Glen Riegsecker

1) Tell us what you want to do. Add on to existing storage shop 19x78' attached

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. Distance & trees block the 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: 19' x 78' 21' to peak
Tell us what you'll use it for. RV 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. _____

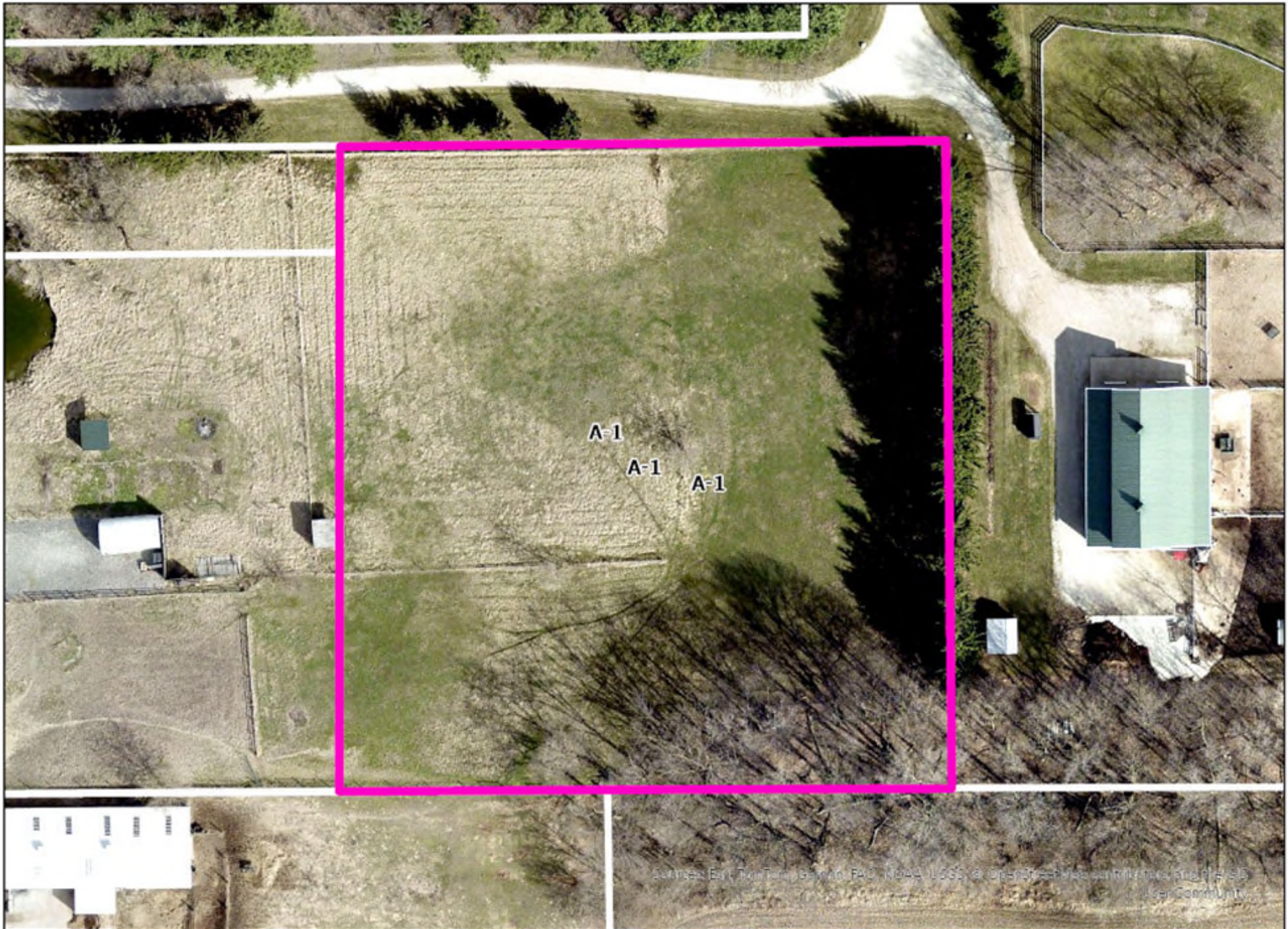
7) Does the application include variances for signs? Y N If yes, fill out below.

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

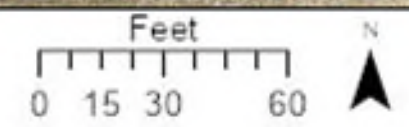
Sign 3 Dimensions (length and width): _____
Existing? Y N Double faced? Y N
Electronic message board? Y N If no, lighted? Y N

DV-0101-2026



2025 Aerials

1 inch equals 60 ft



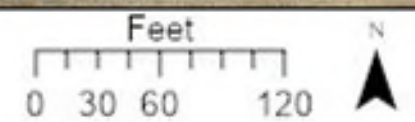
Images by TopView, Garmin, FAO, NOAA, USGS, & OpenStreetMap contributors and the SD User Community

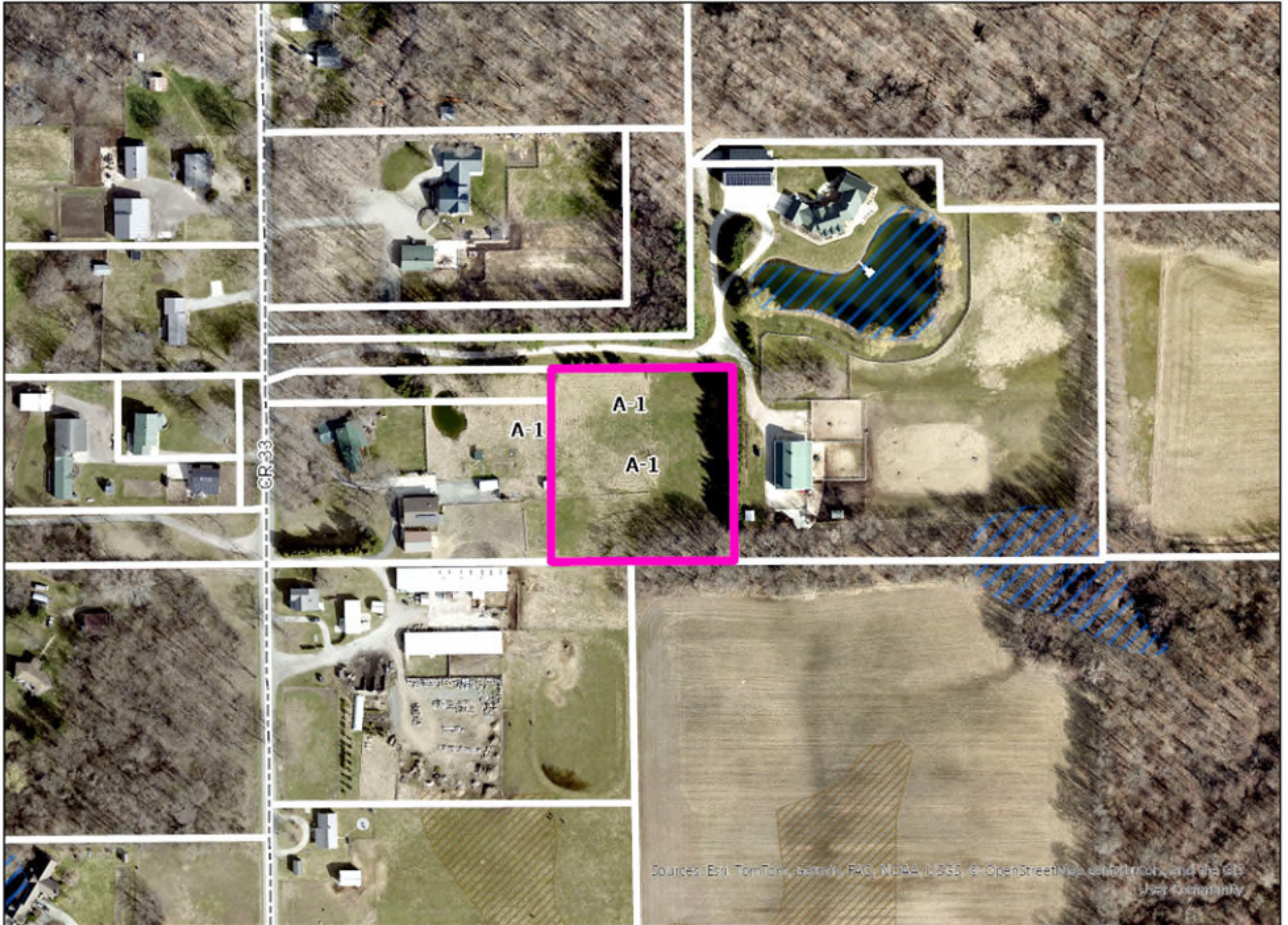
DV-0101-2026



2025 Aerials

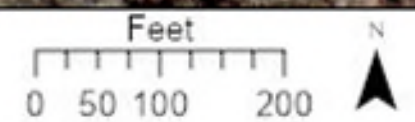
1 inch equals 120 ft





2025 Aerials

1 inch equals 200 ft



Sources: Esri, TomTom, Garmin, FAD, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Subject property



Facing south

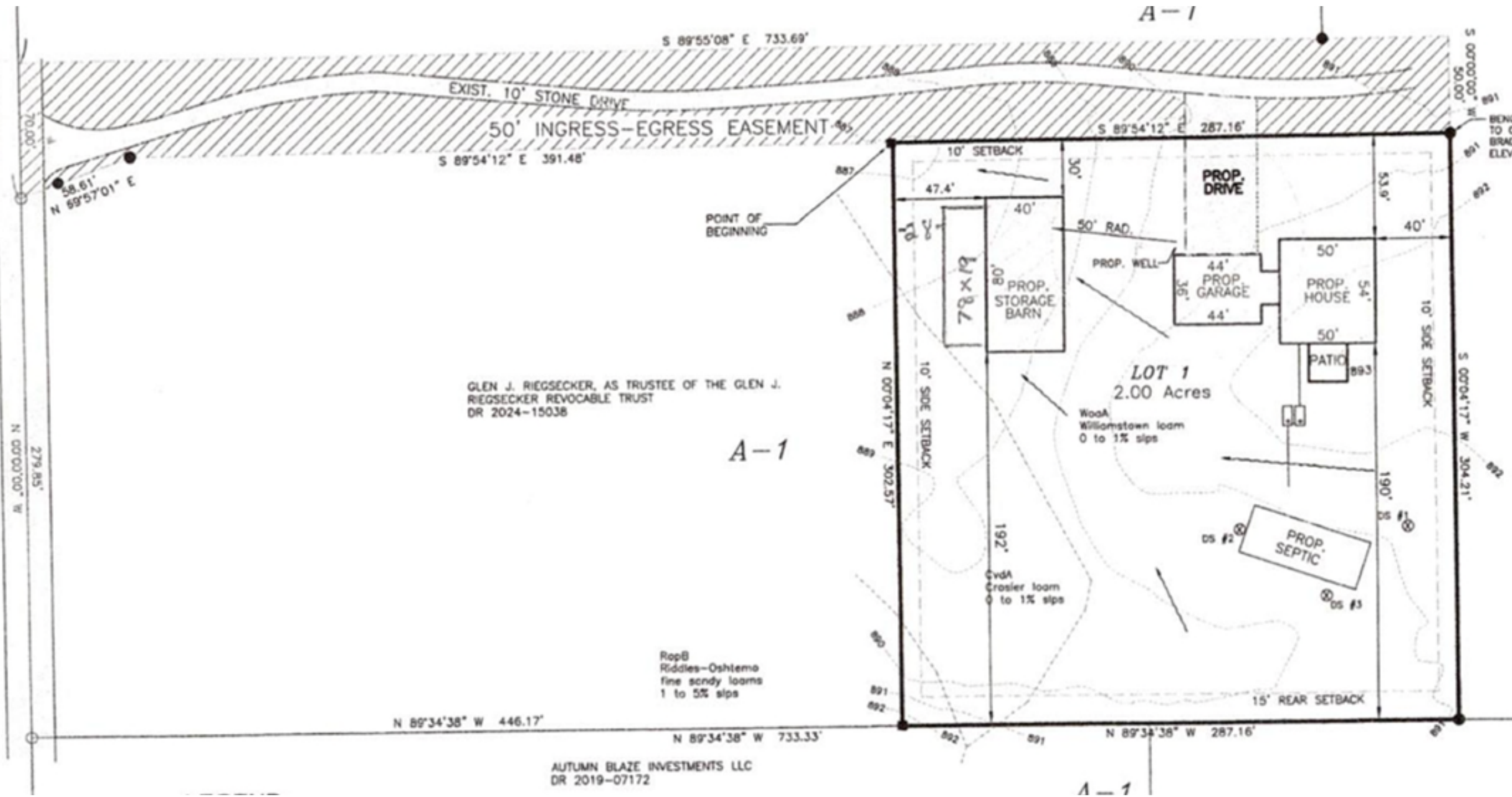


Facing north



Facing west

COUNTY ROAD 33



S 89°55'08" E 733.69'

EXIST. 10' STONE DRIVE
50' INGRESS-EGRESS EASEMENT

S 89°54'12" E 391.48'

A-1

S 89°54'12" E 287.16'

58.61'
N 89°57'01" E

POINT OF BEGINNING

10' SETBACK

78x19
PROP. STORAGE BARN

PROP. DRIVE

PROP. WELL

44'
PROP. GARAGE

50'
PROP. HOUSE

PATIO

LOT 1
2.00 Acres

WoodA
Willamstown loam
0 to 1% slips

PROP. SEPTIC

GLEN J. RIEGSECKER, AS TRUSTEE OF THE GLEN J. RIEGSECKER REVOCABLE TRUST
DR 2024-15038

A-1

10' SIDE SETBACK

10' SIDE SETBACK

192'
CvdA
Crosier loam
0 to 1% slips

PropB
Riddles-Oshemo
fine sandy loams
1 to 5% slips

15' REAR SETBACK

N 89°34'38" W 446.17'

N 89°34'38" W 733.33'

N 89°34'38" W 287.16'

AUTUMN BLAZE INVESTMENTS LLC
DR 2019-07172

A-1

Hearing Officer Staff Report

Prepared by the Department of Planning and Development

Hearing Date: April 15, 2026

Transaction Number: DV-0110-2026.

Parcel Number(s): Part of 20-12-15-200-018.000-007.

Existing Zoning: A-1.

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

Petitioner: Andrew Yoder & Mikayla Yoder, Husband & Wife (Buyers), & Levi Lee Yoder & Laurene Yoder, Husband & Wife (Sellers).

Location: East side of the easement, 1,100 ft. south of CR 34, 2,020 ft. west of SR 13, in Clinton Township.

Site Description:

- Physical Improvement(s) – Vacant.
- Proposed Improvement(s) – Residence, detached agricultural structure.
- Existing Land Use – Agricultural.
- 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 will not hinder sight distances as a residential driveway in this location will not cause congestion.
2. Approval of the request will not cause substantial adverse effect on neighboring property. The property will be 6 acres in a low-density, residential and agricultural area, and the property will remain residential and agricultural 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 nonconforming.

Hearing Officer Staff Report (Continued)

Hearing Date: April 15, 2026

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. The request is approved in accordance with the site plan submitted (dated 3/9/2026) and as represented in the Developmental Variance application.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

DV-0110-2026

Developmental Variance - Developmental Variance

Date: 03/09/2026

Meeting Date:

April 15, 2026

Board of Zoning Appeals Public Hearing

Transaction #:

DV-0110-2026

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

Contacts: Applicant

Andrew & Mikayla Yoder,
(Buyers)
65818 County Road 31
Goshen, IN 46528

Authorized Agent

Freedom Builders
54824 Cr 33
Middlebury, IN 46540

Land Owner

Levi Lee Yoder & Laurene
Yoder, Husband & Wife
(Sellers)
12478 Cr 34
Goshen, IN 46528

Site Address: 00000 County Road 34
GOSHEN, IN 46528

Parcel Number:

Part of 20-12-15-200-018.000-007

Township: Clinton

Location: east side of the easement, 770 ft. south of CR 34, 1,990 ft. west of CR 37

Subdivision:

Lot #

Lot Area:

6.00

Frontage:

0.00

Depth:

780.00

Zoning: A-1

NPO List:

Present Use of Property: Vacant Land

Legal Description:

Comments: THIS HAS NOT BEEN SURVEYED YET.

Applicant Signature:

Department Signature:

Developmental Variance — Questionnaire

Name: _____

1) Tell us what you want to do. DV to allow for house on a parcel with no road frontage

2) Tell us why you can't change what you're doing so you don't need a variance. With what the current landowner is willing to sell, the proposed parcel would be inaccessible and and therefore unbuildable, without the use of an easement

3) Tell us why the variance won't hurt your neighbors or the community. This is a rural residential/agricultural area, and the use of this parcel will remain as such

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: 40' x 60'

Tell us what you'll use it for. House

Building or addition 2 Size and height to the peak: 36' x 48'

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. Levi & Laurene Yoder

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

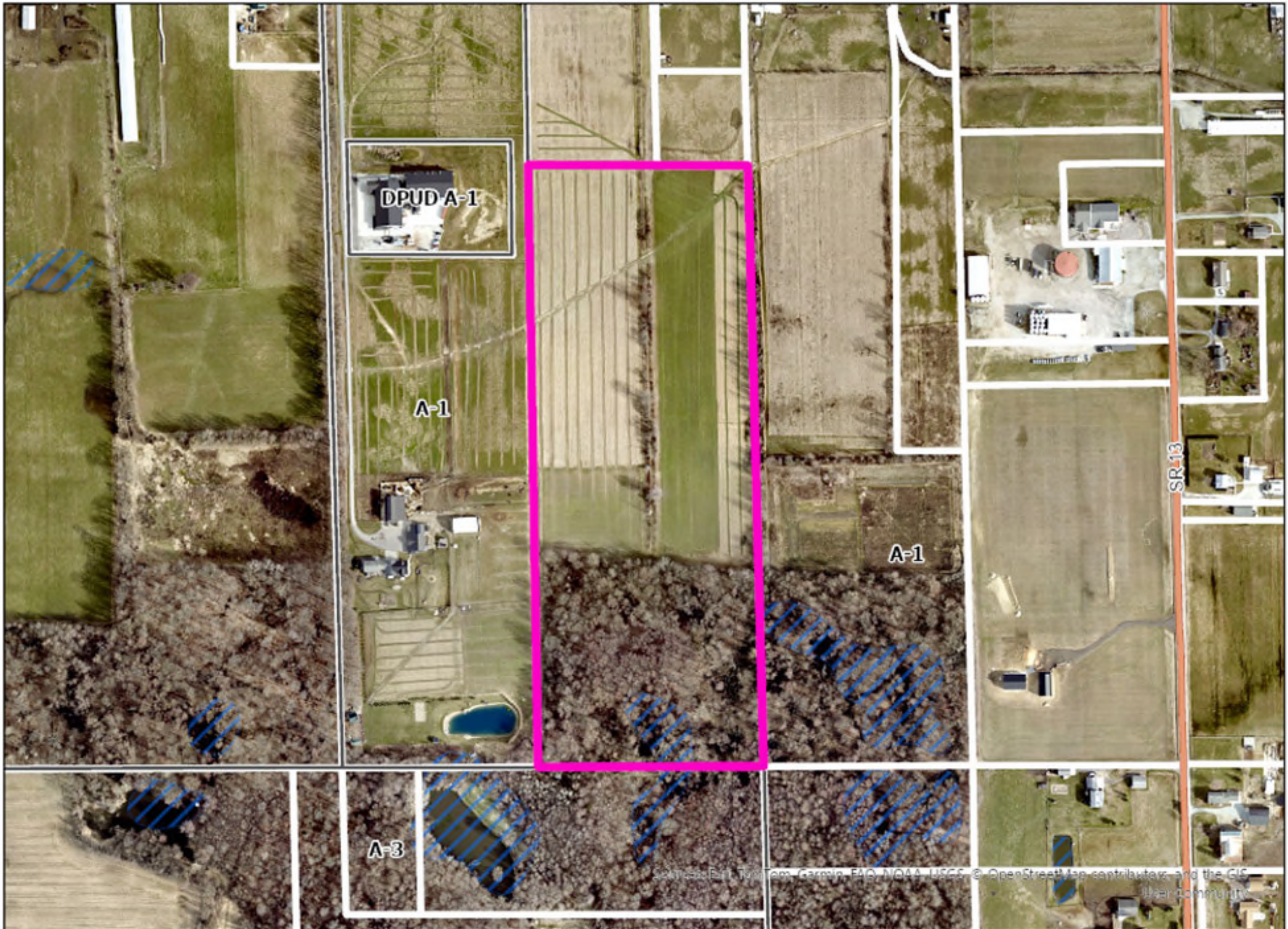
Electronic message board? Y N If no, lighted? Y N

Freestanding? Y N Wall mounted? Y N

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

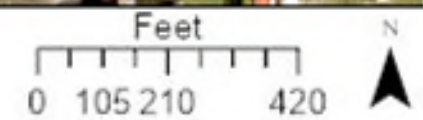
If yes, tell us how many total there will be. _____

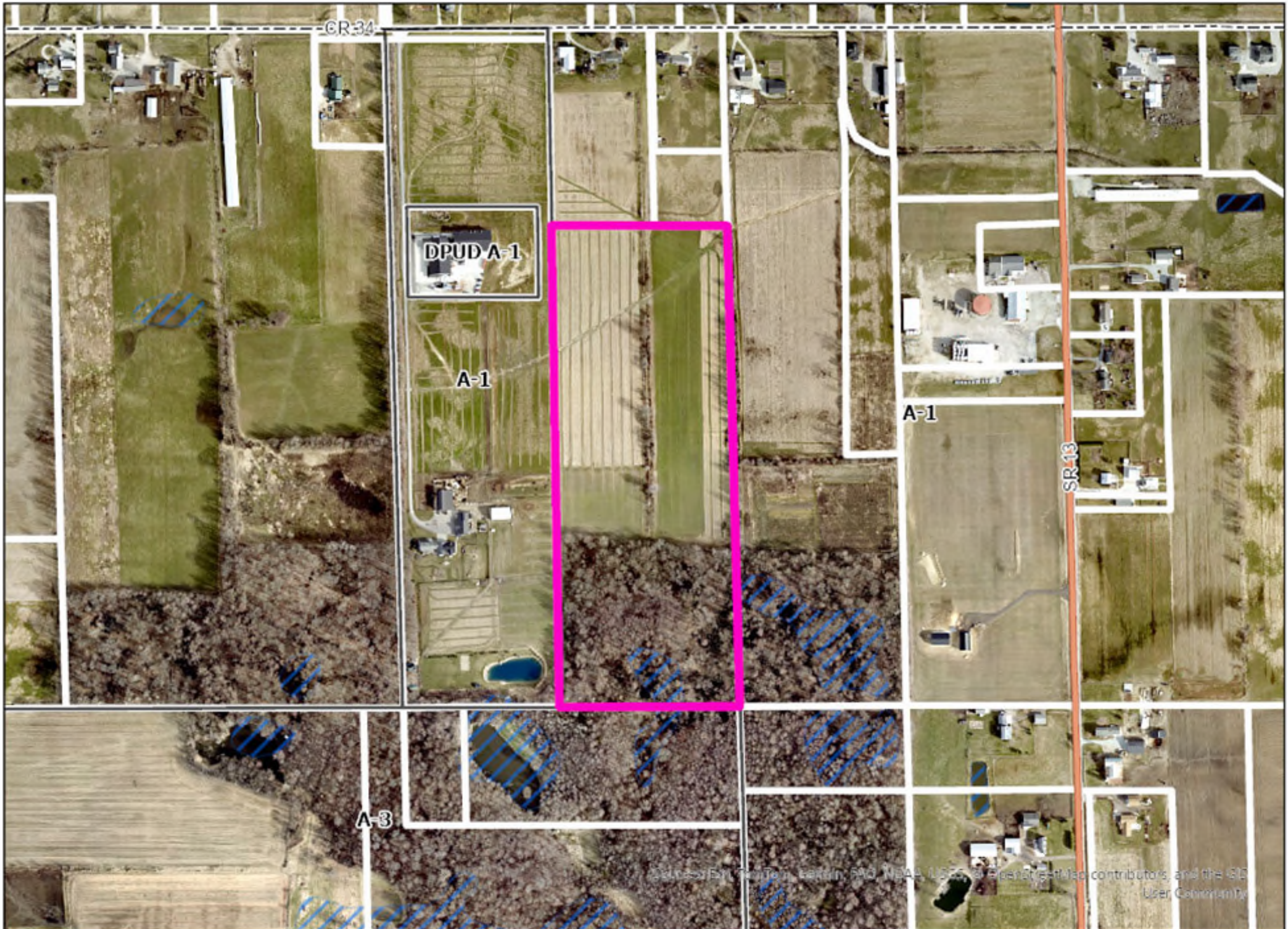
9) Tell us anything else you want us to know. _____



2025 Aerials

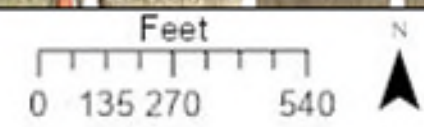
1 inch equals 400 ft

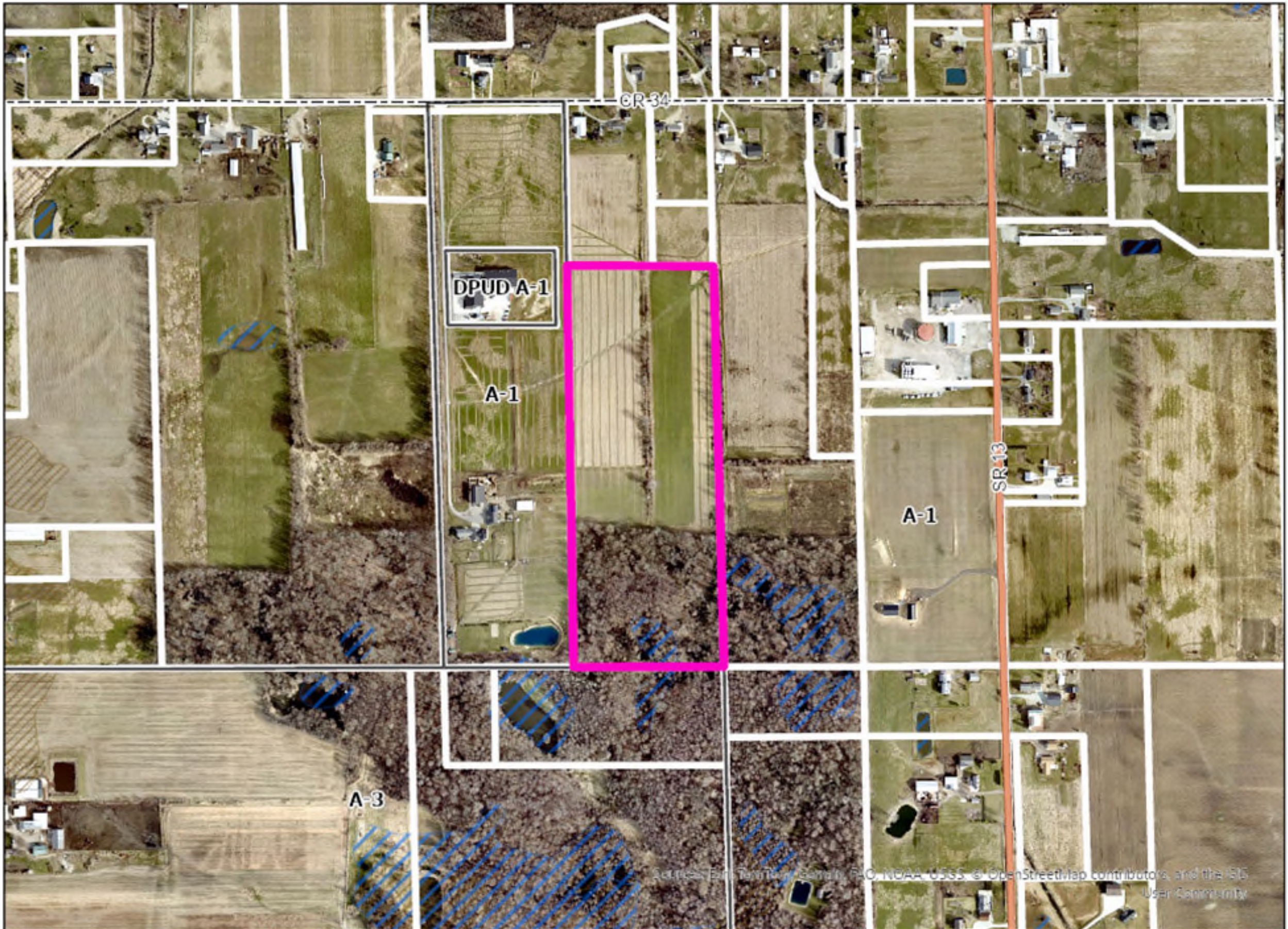




2025 Aerials

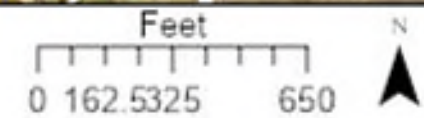
1 inch equals 500 ft





2025 Aerials

1 inch equals 600 ft



Source: Esri, TerraMetrics, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Subject property



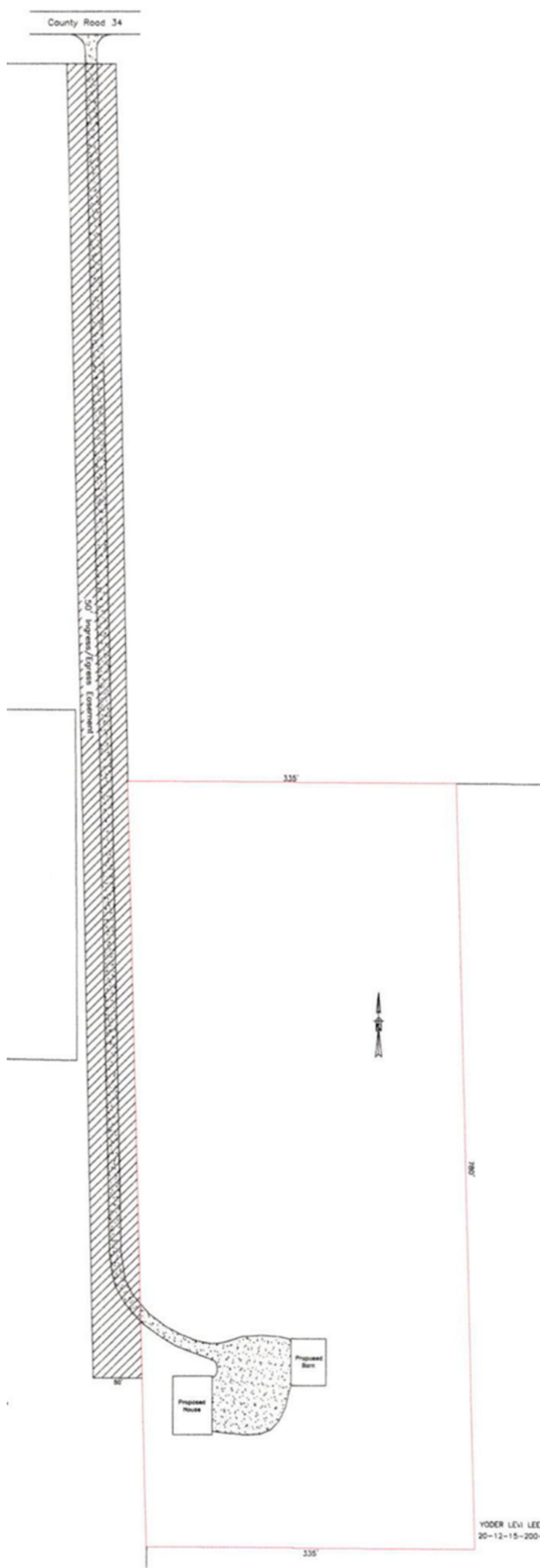
Facing west



Facing east



Facing north



Hearing Officer Staff Report

Prepared by the Department of Planning and Development

Hearing Date: April 15, 2026

Transaction Number: DV-0123-2026.

Parcel Number(s): 20-08-29-400-005.000-034.

Existing Zoning: A-1.

Petition: For a 28 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing residence and for the construction of a porch 47 ft. from the centerline of the right-of-way.

Petitioner: Jon B. Miller & Stephanie H. Miller, Husband & Wife.

Location: West side of CR 35, 1,395 ft. north of CR 126, in Middlebury Township.

Site Description:

- Physical Improvement(s) – Residence, detached accessory structure, pool.
- Proposed Improvement(s) – Replace current porch.
- 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 existing residence has been in place since 1900 and has caused no sight issues for traffic along CR 35.
2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 1-acre parcel in a low-density residential and agricultural area, and the property will remain residential in character. The proposed porch addition will be in the same location as an existing porch.
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 remain non-conforming, and the replacement porch couldn't be permitted.

Hearing Officer Staff Report (Continued)

Hearing Date: April 15, 2026

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 3/12/2026) and as represented in the Developmental Variance application.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Developmental Variance - Developmental Variance

DV-0123-2026

Date: 03/12/2026 Meeting Date: April 15, 2026
Board of Zoning Appeals Public Hearing Transaction #: DV-0123-2026

Description: for a 28 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing residence and for the construction of a front porch 47 ft. from the centerline of the right-of-way

Contacts: <u>Applicant</u>	<u>Land Owner</u>
Jon B. Miller & Stephanie H. Miller 60013 Cr 35 Middlebury, IN 46540	Jon B. Miller & Stephanie H. Miller 60013 Cr 35 Middlebury, IN 46540

Site Address: 60013 County Road 35 Middlebury, IN 46540	Parcel Number: 20-08-29-400-005.000-034
--	---

Township: Middlebury
Location: West side of CR 35, 1,395 ft. north of CR 126

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

Lot Area: 1.00	Frontage: 215.00	Depth: 176.00
----------------	------------------	---------------

Zoning: A-1	NPO List:
-------------	-----------

Present Use of Property: RESIDENTIAL

Legal Description:

Comments: PARCEL CREATION DATE: 3/1/62

Applicant Signature:

Department Signature:

Developmental Variance — Questionnaire

Name:

Jon Bart Miller

1) Tell us what you want to do. Replace current broken concrete pad with a new front porch that's roof covered and has a new concrete pad.

2) Tell us why you can't change what you're doing so you don't need a variance. Unknown. We have hired a contractor to do the work.

3) Tell us why the variance won't hurt your neighbors or the community. It doesn't block anyone's view and it will help beautify the home and raise property values. Existing pad is an eyesore.

4) Does the property need well and septic? Well: [] Y [x] N Septic: [] Y [x] N

Does the property need a new septic system? [] Y [x] 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? [x] Y [] N If yes, fill out below.

Building or addition 1 Size and height to the peak: 32' 7" long (length of front of house) x 10' wide. Porch roof slants up to existing roof. Approx 13 feet high. Tell us what you'll use it for.

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 [x] 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 [x] 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

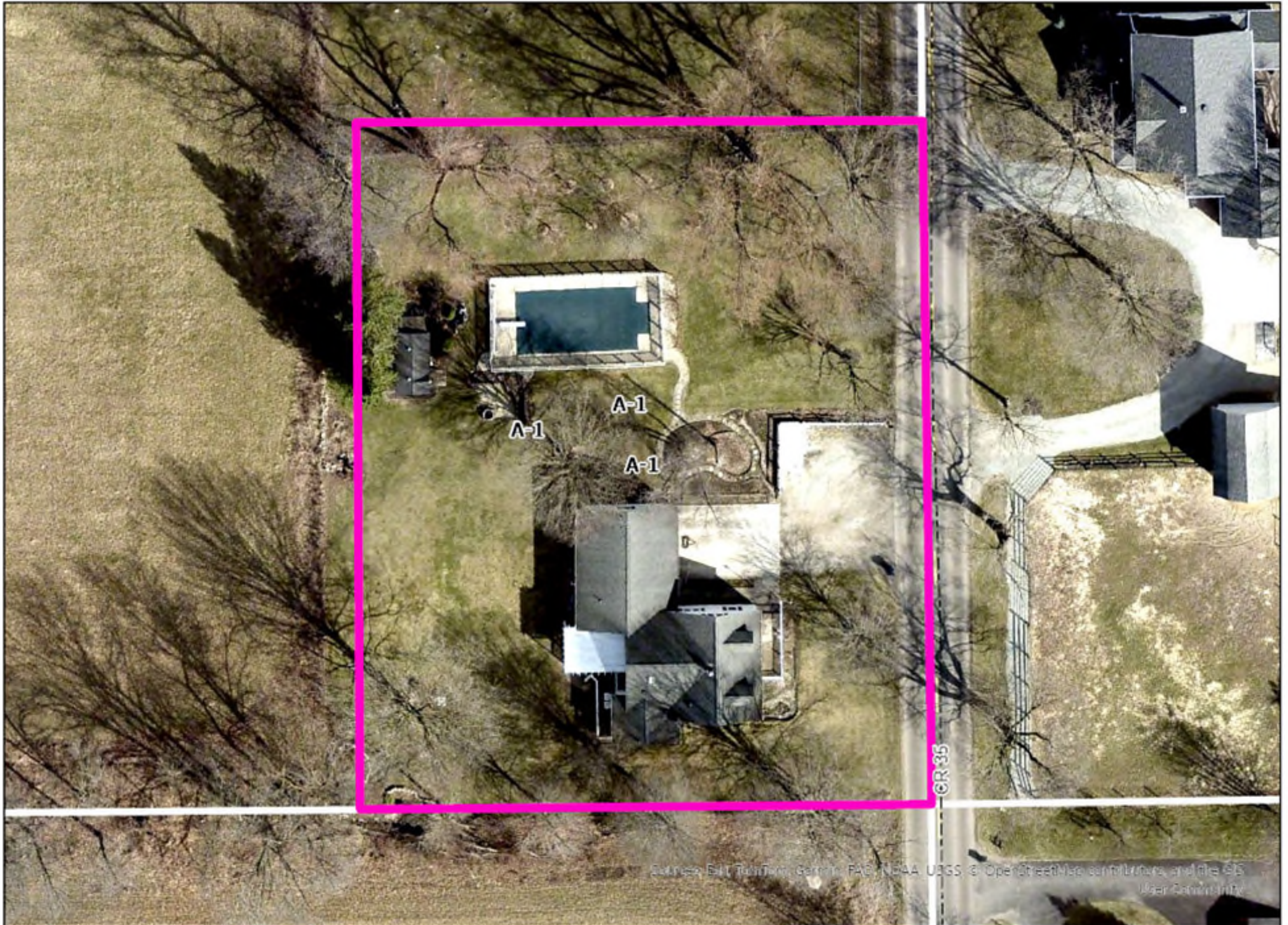
Freestanding? [] Y [] N Wall mounted? [] Y [] N

8) Does the application include a variance for parking spaces? [] Y [x] N

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

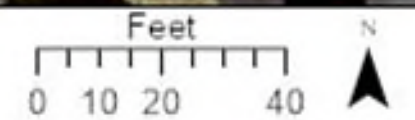
9) Tell us anything else you want us to know. The size of the porch is based on what will look aesthetically proportional to the rest of the house. Original house built in 1900.

DV-0123-2026

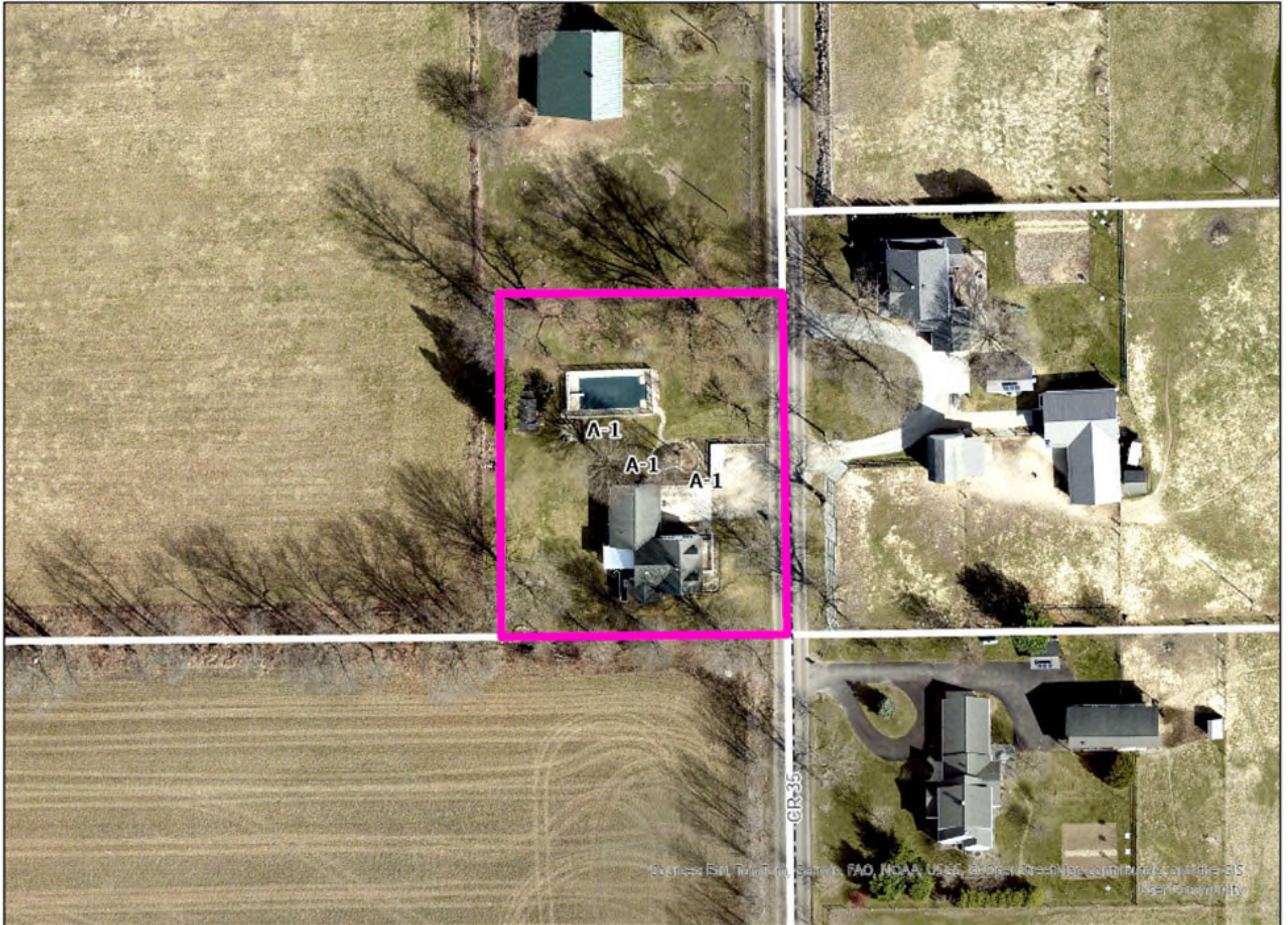


2025 Aerials

1 inch equals 40 ft

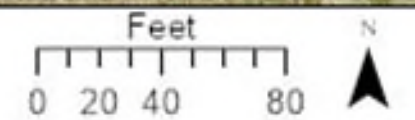


DV-0123-2026

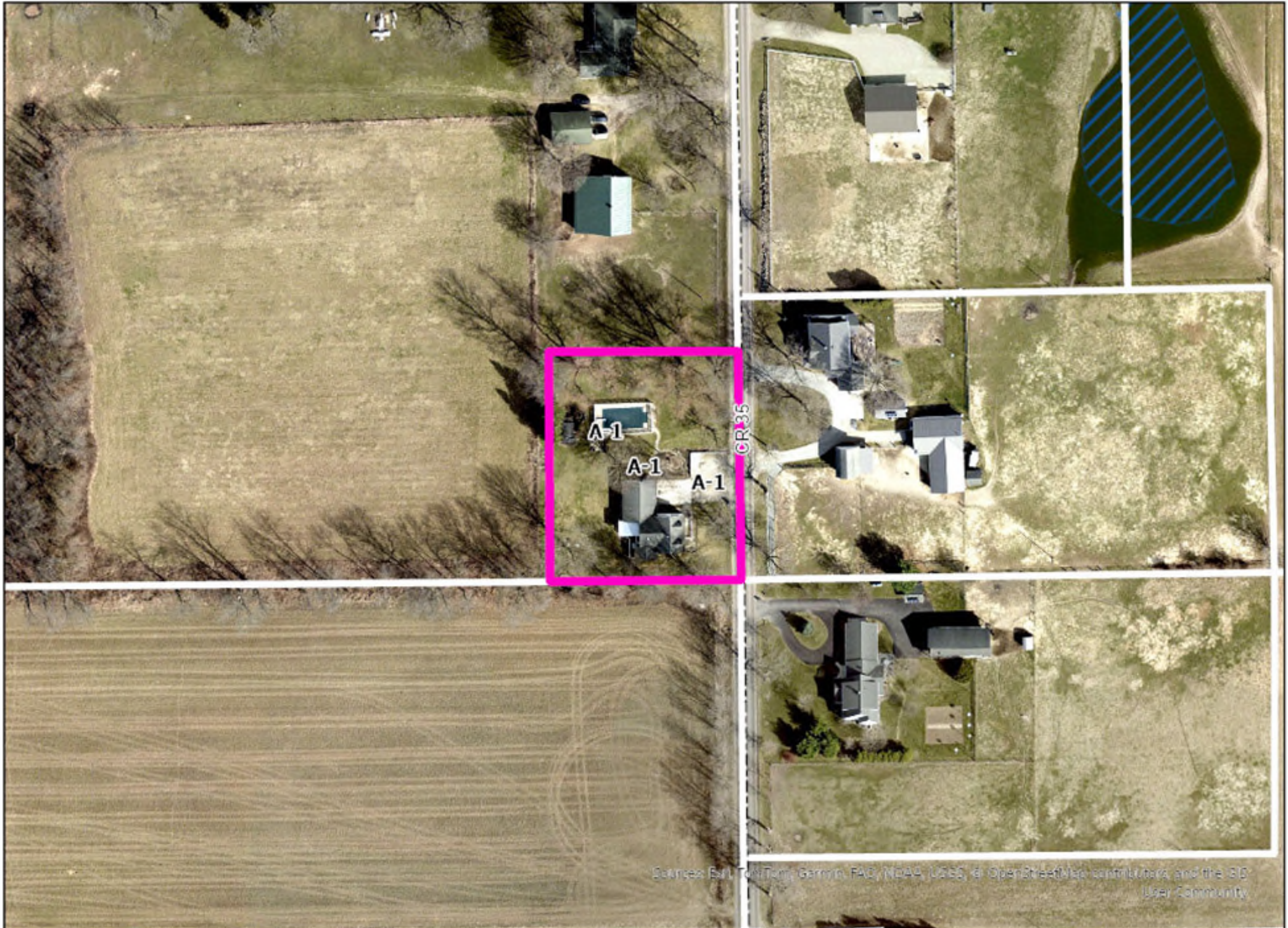


2025 Aerials

1 inch equals 80 ft



Source: Esri, TomTom, Swire, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Subject property



Facing north

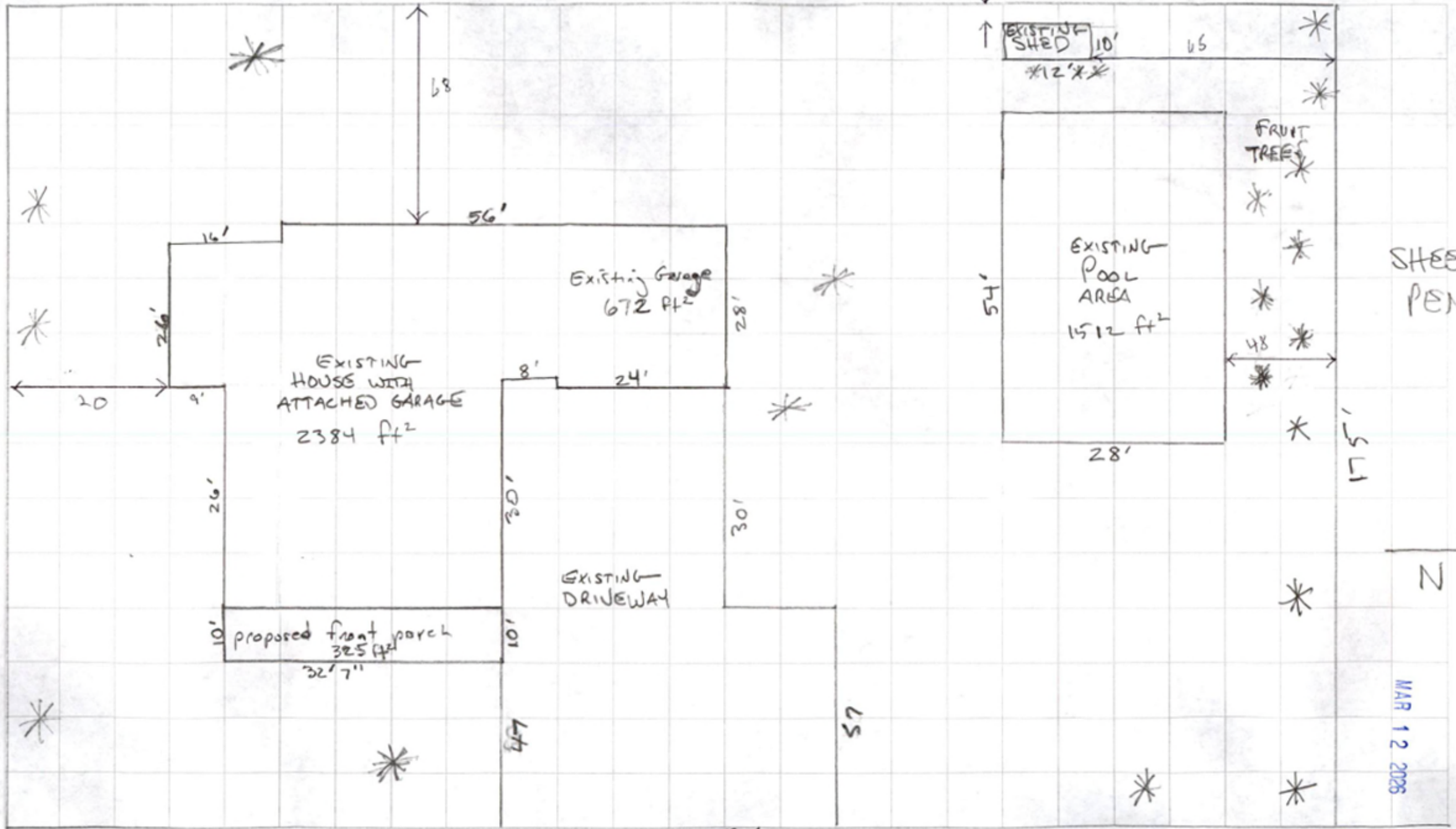


Facing south



Facing west

FIELD



250'
COUNTY ROAD 35

MAR 12 2026

FIELD

SHEEP PEN

N

Hearing Officer Staff Report

Prepared by the Department of Planning and Development

Hearing Date: April 15, 2026

Transaction Number: DV-0128-2026.

Parcel Number(s): 20-01-11-377-004.000-005.

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: Janice M. Bryson & Christopher Alan Bryson, Sr., Wife & Husband.

Location: North side of CR 2, 195 ft. east of CR 5, in Cleveland Township.

Site Description:

- Physical Improvement(s) – Residence, attached garage, detached garage.
- Proposed Improvement(s) – Addition to attached garage.
- Existing Land Use – Residential.
- Surrounding Land Use – Residential.

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 1,852 sq. ft., or 156 percent, over what is allowed, a result of small home size, and all other standards are met.
2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 1.19-acre parcel in a residential area, and the parcel 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 request is in character with accessory structures found in residential areas of similar density.

Hearing Officer Staff Report (Continued)

Hearing Date: April 15, 2026

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 3/23/2026) and as represented in the Developmental Variance application.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Developmental Variance - Developmental Variance

DV-0128-2026

Date: 03/16/2026

Meeting Date:

April 15, 2026

Board of Zoning Appeals Public Hearing

Transaction #:

DV-0128-2026

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

Contacts: Land Owner

Janice M. Bryson &
Christopher Alan Bryson Sr.,
Wife & Husband
29535 Cr 2
Elkhart, IN 46514

Site Address: 29535 County Road 2
Elkhart, IN 46514

Parcel Number: 20-01-11-377-004.000-005

Township: Cleveland

Location: North side of CR 2, 195 ft. East of CR 5

Subdivision:

Lot #

Lot Area: 1.18 Frontage: 225.00

Depth: 200.00

Zoning: A-1

NPO List:

Present Use of Property: RESIDENTIAL

Legal Description:

Comments: DWELLING 1080 SF X 110% = 1188 SF MINUS 520 MINUS 759 = -91 SF MINUS PROPOSED 30 X 60 ACCESSORY BUILDING 1800 SF = -1891 AVAILABLE PERSONAL STORAGE.
PARCEL CREATION DATE 3-16-1962 COMBINED WITH 377-003 & 377-005 TO CREATE THE 1.178 ACRE PARCEL 20-01-11-377-004.000-005

Applicant Signature:

Department Signature:

Developmental Variance — Questionnaire

Name: Christopher A Bryson Sr.

1) Tell us what you want to do. storage of antique cars

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

3) Tell us why the variance won't hurt your neighbors or the community. neighbors are far apart. No excessive noise involved.

4) Does the property need well and septic? Well: [] Y [x] N Septic: [] Y [x] N
Does the property need a new septic system? [] Y [x] 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? [x] Y [] N If yes, fill out below.

Building or addition 1 Size and height to the peak: 30' x 50' size 16' H+
Tell us what you'll use it for.

Building or addition 2 Size and height to the peak: n/a
Tell us what you'll use it for.

Building or addition 3 Size and height to the peak: n/a.
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 [x] 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 [x] 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

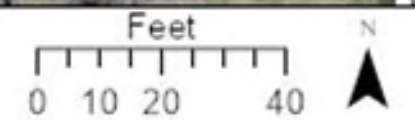
Sign 3 Dimensions (length and width):
Existing? [] Y [] N Double faced? [] Y [] N
Electronic message board? [] Y [] N If no, lighted? [] Y [] N

DV-0128-2026

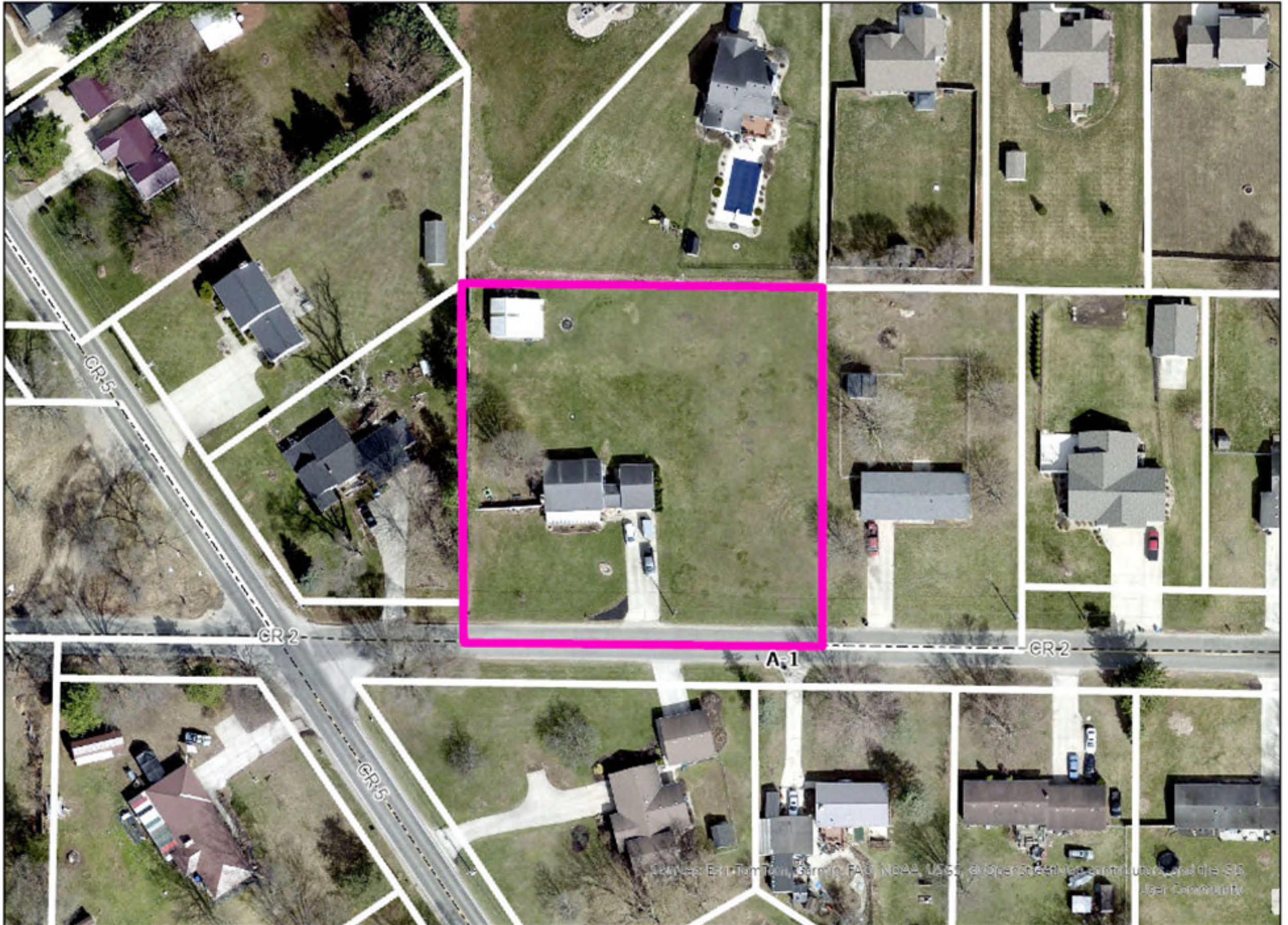


2025 Aerials

1 inch equals 40 ft

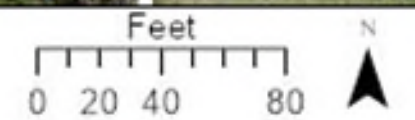


DV-0128-2026



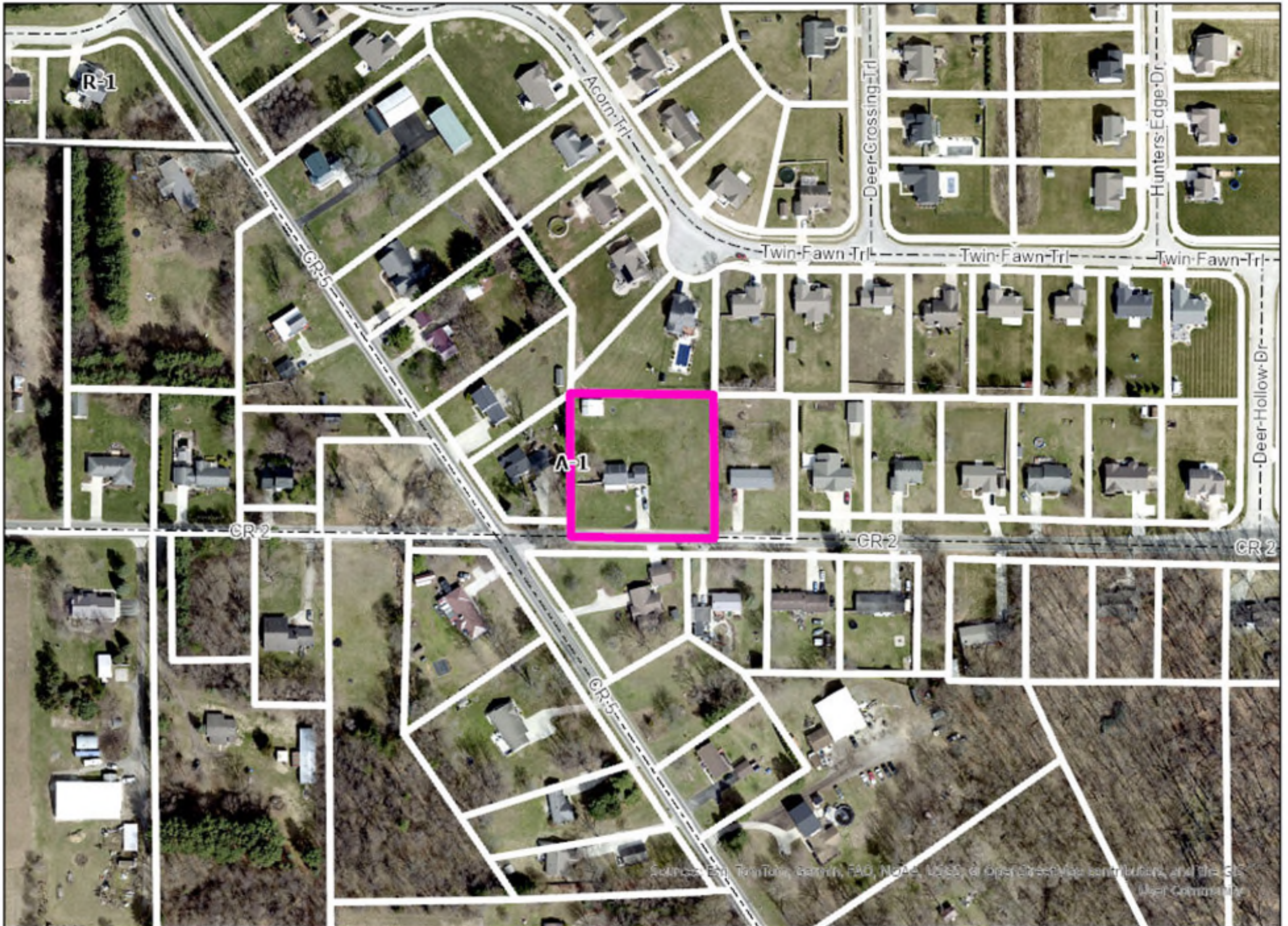
2025 Aerials

1 inch equals 80 ft



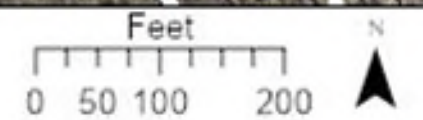
Imagery: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

DV-0128-2026



2025 Aerials

1 inch equals 200 ft





Subject property



Facing east



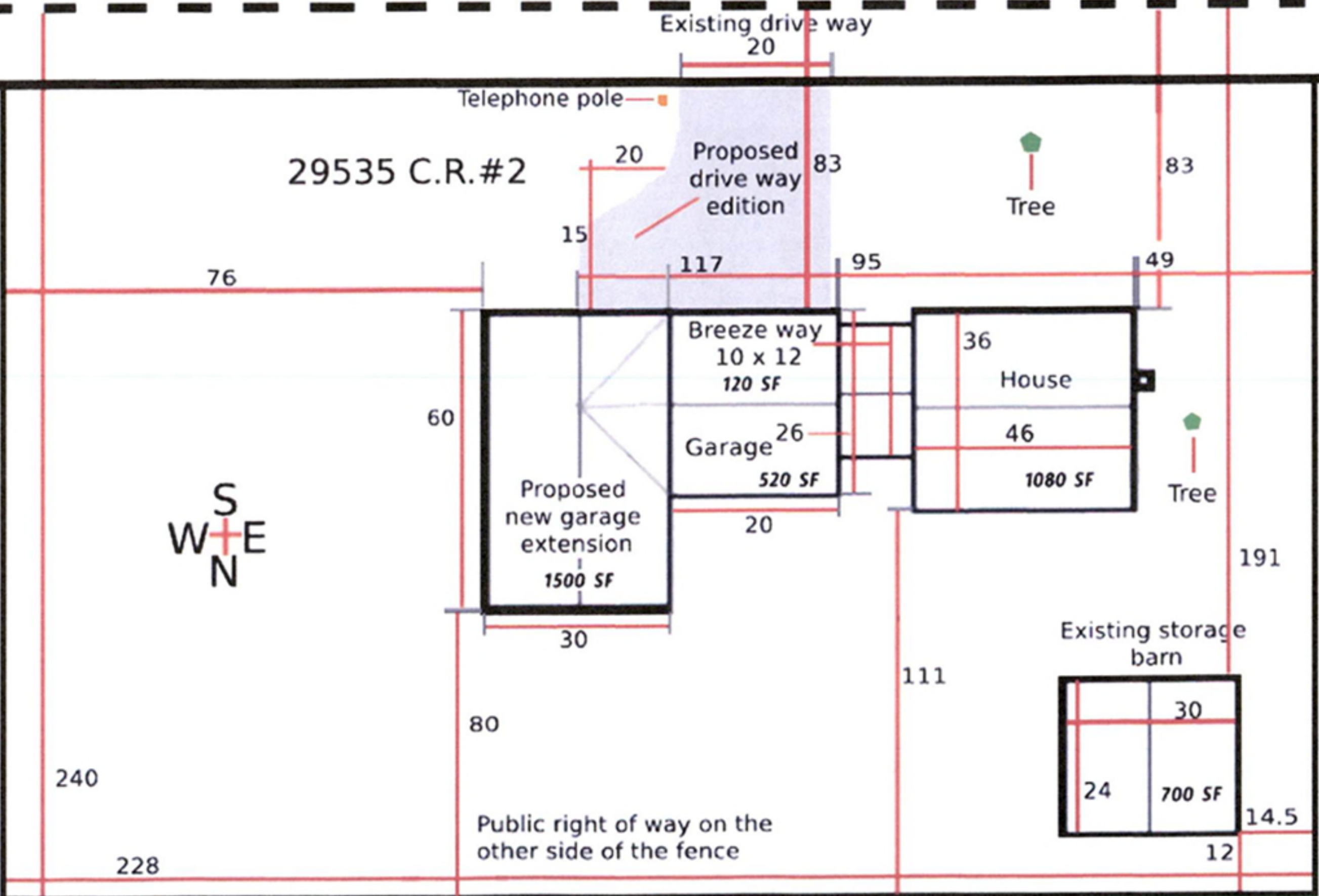
Facing west



Facing south

County Road #2

29535 C.R.#2



There is a fence here

Hearing Officer Staff Report

Prepared by the Department of Planning and Development

Hearing Date: April 15, 2026

Transaction Number: DV-0064-2026.

Parcel Number(s): 20-14-34-401-003.000-028.

Existing Zoning: A-1.

Petition: For a 76 ft. lot width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence.

Petitioner: Jonathan P. Blosser & Lila L. Blosser, Husband & Wife.

Location: South side of US 6, 2,020 ft. west of CR 13, in Union Township.

Site Description:

- Physical Improvement(s) – None.
- Proposed Improvement(s) – Home.
- Existing Land Use – Vacant residential.
- Surrounding Land Use – Residential, commercial, agricultural.

History and General Notes:

- **March 18, 2026** – The Hearing Officer tabled this petition to readvertise with the correct request.

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 a mix of commercial sites and open agricultural property, and reduced road frontage will not change the safety or welfare of the area.
2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 3.35-acre parcel in a mixed-use area, and no changes to the entrance are necessary that would interfere with neighboring property.
3. Strict application of the terms of the Development Ordinance would result in an unnecessary hardship in the use of the property. The subject property has provided safe access for an existing home and a detached accessory structure since 2001 without a need for more width.

Hearing Officer Staff Report (Continued)

Hearing Date: April 15, 2026

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 2/13/2026) and as represented in the Developmental Variance application.
3. A recorded deed is required for the existing 3.35-acre parcel.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Developmental Variance - Developmental Variance

DV-0064-2026

Date: 02/13/2026

Meeting Date:

March 18, 2026

Board of Zoning Appeals Public Hearing

Transaction #:

DV-0064-2026

Description: For a 25 ft. lot width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence.

Contacts: Applicant

Land Owner

Jonathan P. Blosser & Lila L.
Blosser H&W
24292 Us 6
Nappanee, IN 46550

Jonathan P. Blosser & Lila L.
Blosser H&W
24292 Us 6
Nappanee, IN 46550

Site Address: 00000 Us 6
Nappanee, IN 46550

Parcel Number: 20-14-34-401-003.000-028

Township: Union

Location: SOUTH SIDE OF US 6, 2,020 FT WEST OF CR 13

Subdivision:

Lot #

Lot Area: 3.35 Frontage: 25.00

Depth: 1,010.00

Zoning: A-1

NPO List: 03/04/2026

Present Use of Property: VACANT LAND

Legal Description:

Comments: PARCEL CREATION DATE 11/29/2001

Applicant Signature:

Department Signature:

Developmental Variance – Questionnaire

Name: Jonathan P Blosser

- 1) Tell us what you want to do. Obtain a Road Frontage Variance for this 3.35 acres that has only 25 ft of road frontage for the purpose of building a home
- 2) Tell us why you can't change what you're doing so you don't need a variance. Adjacent property is not available for purchase to widen the road frontage
- 3) Tell us why the variance won't hurt your neighbors or the community. The property is existing with a home on each side of the access which leads to the potential building sight behind the property on the west side of the access.

- 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
Note: There is enough area for a septic but soil samples are needed to determine if one can be put in.
- 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: _____
Tell us what you'll use it for. _____

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. When a variance is granted we are planning on gifting the property to our Grand Daughter for the purpose of building a home

DV-0064-2026



DV-0064-2026



DV-0064-2026





Subject property



Facing west



Facing east



Facing north

