

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

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

D.      Petitioner:      ***Devon Schrock & Doris Schrock, Husband & Wife***      **(Page 4)**  
            Petition:      for a 43 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to  
                         allow for the placement of 2 cabins.  
            Location:      South side of CR 28, 3,030 ft. West of CR 33, in Middlebury Township, zoned  
                         A-1.      DV-0012-2026

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:*** February 18, 2026

***Transaction Number:*** DV-0008-2026.

***Parcel Number(s):*** 20-02-17-206-029.000-026.

***Existing Zoning:*** R-2.

***Petition:*** For a 1 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for the construction of a residence 4 ft. from the north side property line and for a 6 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the construction of a residence 44 ft. from the centerline of the right-of-way of North Shore Dr.

***Petitioner:*** Anna Maria Merklein.

***Location:*** West side of North Shore Dr., 340 ft. south of Thompson Ave., east of SR 19, in Osolo Township.

***Site Description:***

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

***History and General Notes:***

- **September 8, 2025** – The final inspection for the demolition of the residence was completed (BR-1740-2025).

***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 only 1 foot less than is allowed by right to the north side property line and will allow for maintenance without trespass. The front setback request is what can be found along Lake Dr. as this is a dense lake neighborhood with small lot sizes.
2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 0.15-acre parcel in a highly dense, residential lake neighborhood and smaller setbacks are typical for narrow lake parcels.
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 variances, the residence wouldn't be built with enough living space for the petitioner.

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

*Hearing Date:* February 18, 2026

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 1/12/2026) and as represented in the Developmental Variance application.



# 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: 01/12/2026 Meeting Date: February 18, 2026 Transaction #: DV-0008-2026  
Board of Zoning Appeals Public Hearing

Description: for a 1 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for the construction of a residence 4 ft. from the north side property line and for a 6 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the construction of a residence 44 ft. from the centerline of the right-of-way of North Shore Dr.

<u>Applicant</u>	<u>Authorized Agent</u>	<u>Land Owner</u>
Jeffrey Cooper	Jeffrey Cooper	Anna Maria Merklein
51167 North Shore Dr.	51167 North Shore Dr.	51167 North Shore Dr.
Elkhart, IN 46514	Elkhart, IN 46514	Elkhart, IN 46514

Site Address: 51167 North Shore Dr Elkhart, IN 46514	Parcel Number: 20-02-17-206-029.000-026
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Township: Osolo  
Location: WEST SIDE OF NORTH SHORE DR., 340 FT SOUTH OF THOMPSON AVE.

Subdivision: BELL'S NORTH SHORE PLACE AT SIMONTON LAK	Lot # 25 C
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Lot Area: 0.15	Frontage: 49.50	Depth: 145.00
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Zoning: R-2	NPO List:
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Present Use of Property: RESIDENTIAL

Legal Description:

Comments: BR-1740-2025-DEMO OF RESIDENCE, BR-0809-2025-REPLACING GARAGE.

Applicant Signature:	Department Signature:
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# Developmental Variance — Questionnaire

Name:

Anna Maria Martini

1) Tell us what you want to do.

Have 2nd Floor deck on N. side of New House AND A second floor deck on E. side of New Home

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

Distance is the problem. N side deck abuts my daughters property. E side is a distance rule changing in JUNE of 2026.

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

The home is an improvement and should not affect them, only enhance their property value.

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 12' Deck - open,  
24' X 12' Deck - 20'

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

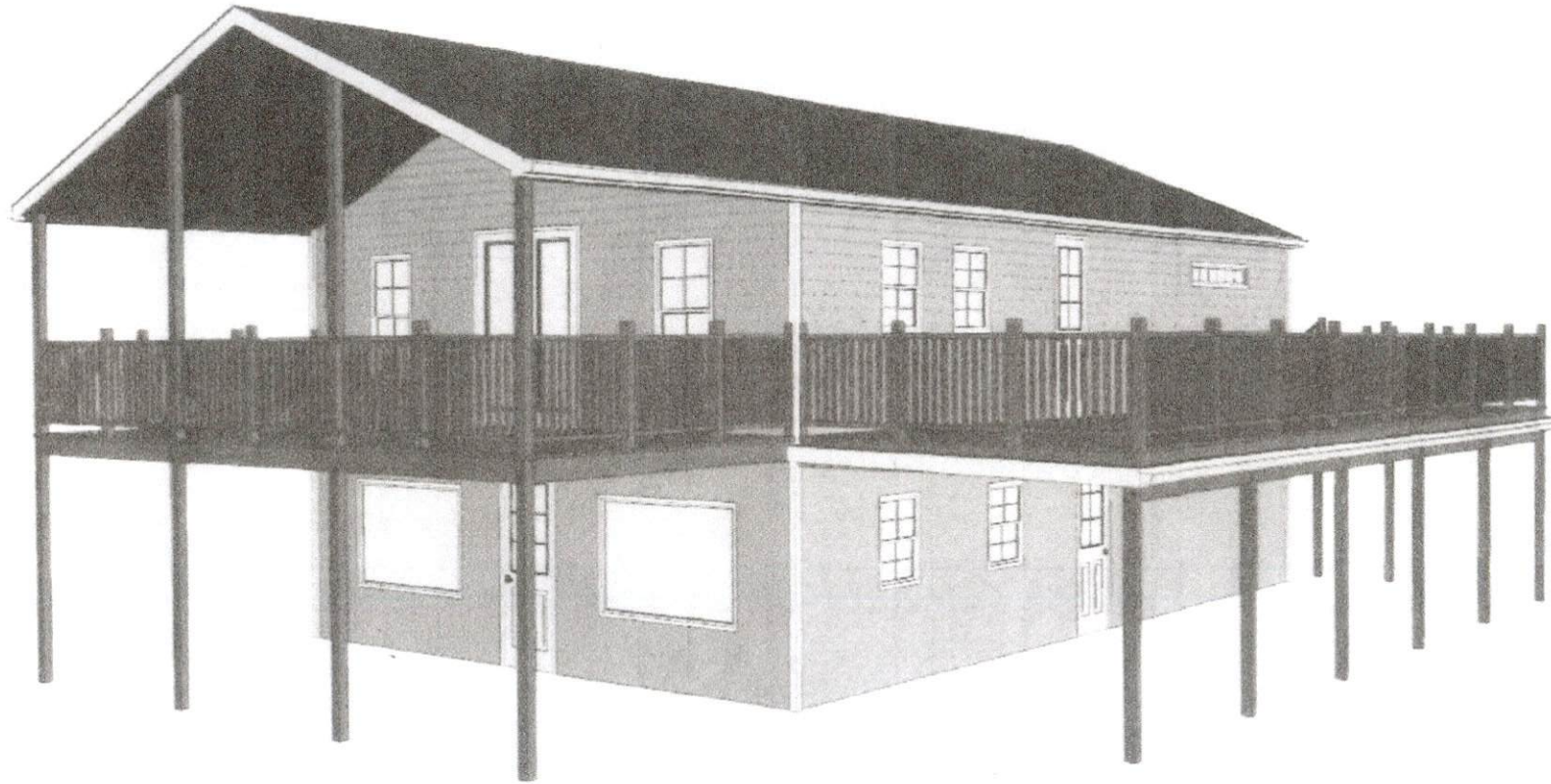
Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

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.

JAN 12 2026



PROJECT: JEFF & ANN COOPER



TRUPOINT BACKYARDS

PHONE:  
FAX:  
MOBILE:  
EMAIL:

DRAWN BY: Allen Miller

SCALE: As Noted

DATE: Thursday, September 4, 2025

PAGE: 1/5

Cover

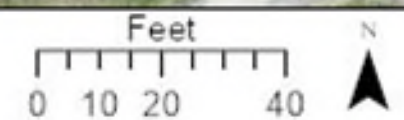


DV-0008-2026



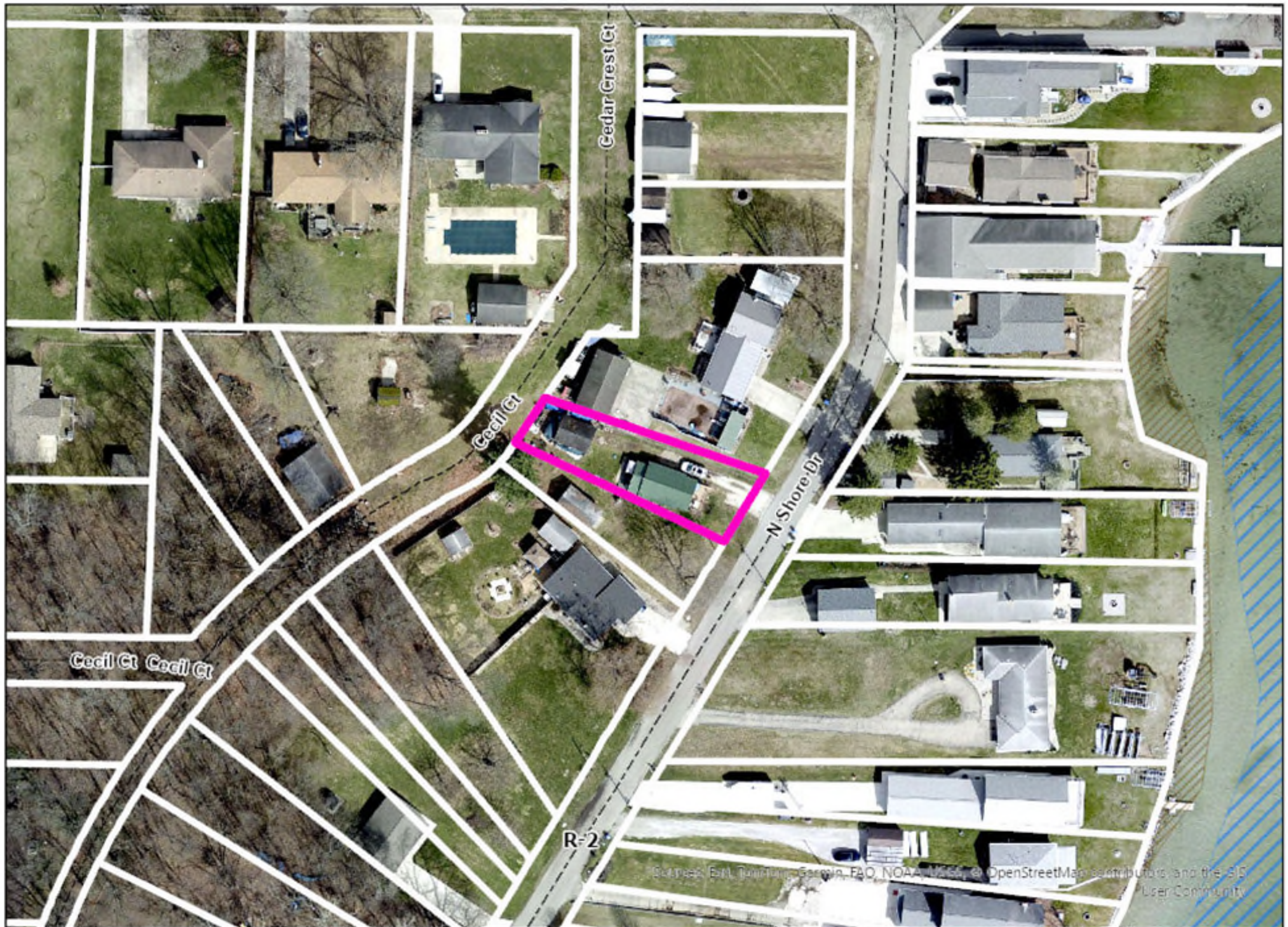
2025 Aerials

1 inch equals 40 ft



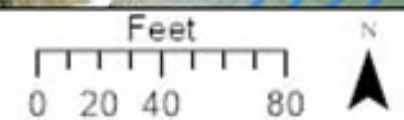


DV-0008-2026

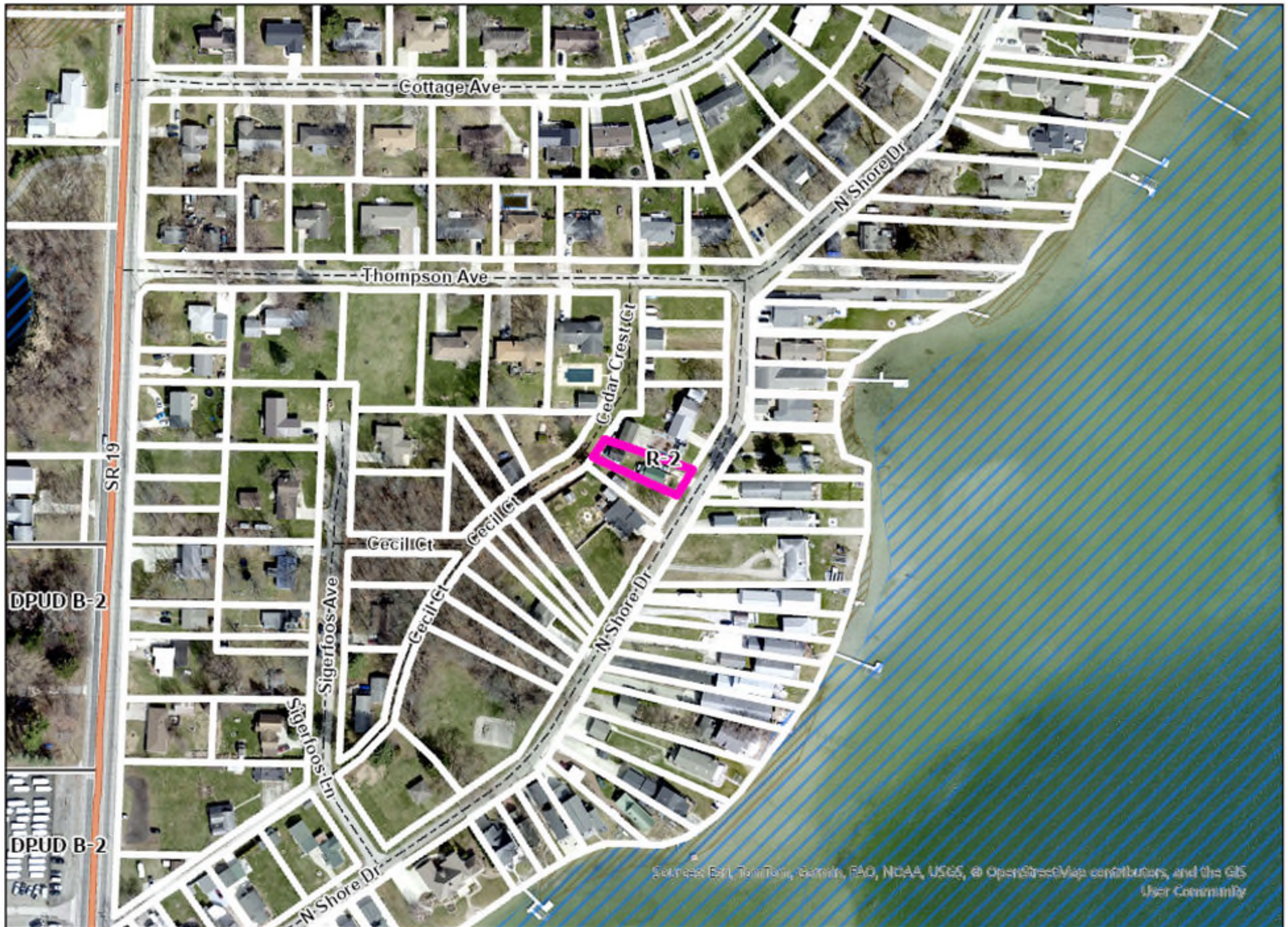


2025 Aerials

1 inch equals 80 ft











Subject property





Facing northwest





Facing southeast

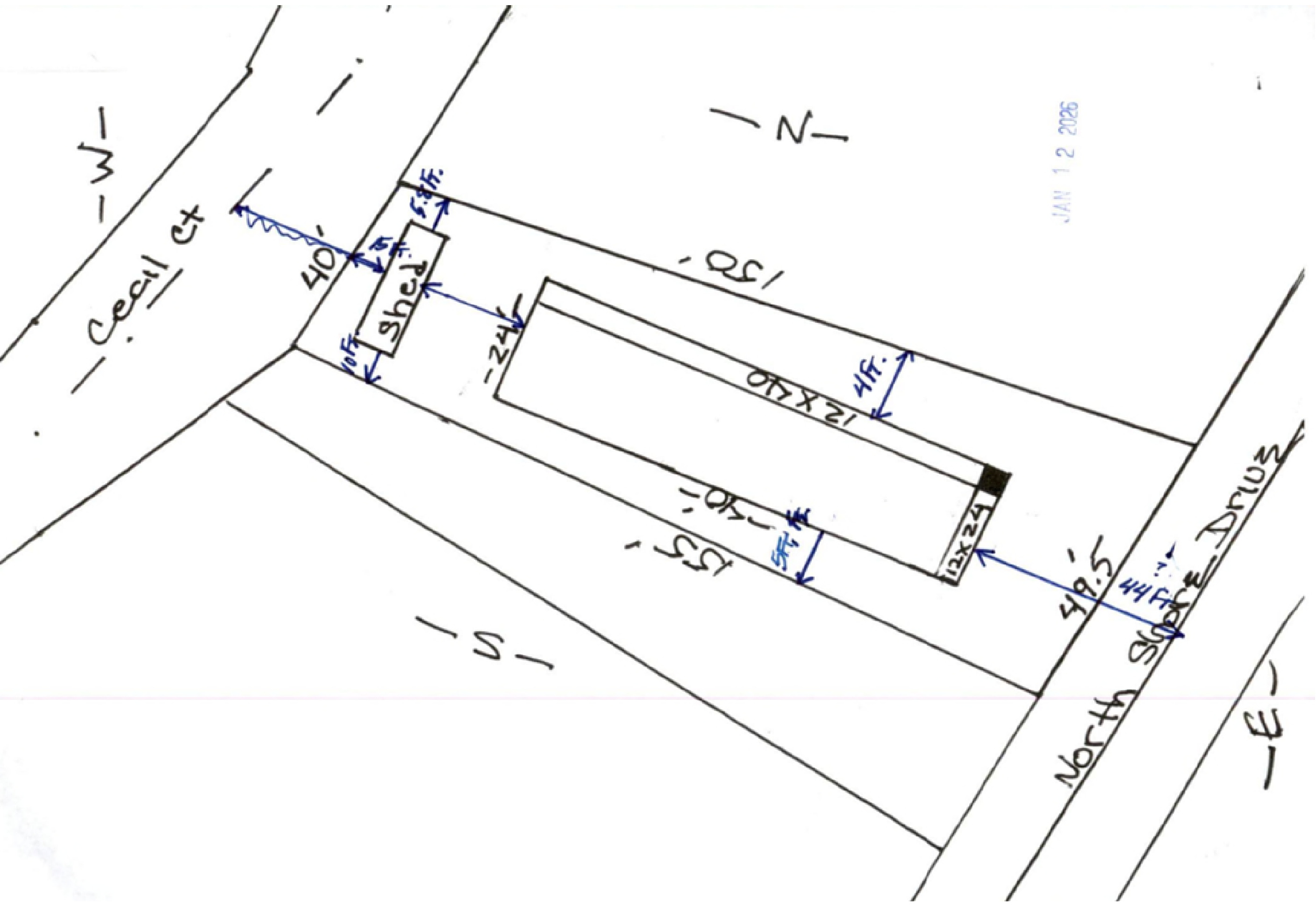




Facing east



JAN 12 2026



# ***Hearing Officer Staff Report***

*Prepared by the Department of Planning and Development*

**Hearing Date:** February 18, 2026

**Transaction Number:** DV-0010-2026.

**Parcel Number(s):** 20-09-36-152-016.000-025.

**Existing Zoning:** R-1.

**Petition:** For an 11 ft. Developmental Variance (Ordinance requires 15 ft.) to allow for the construction of a residential addition 4 ft. from the rear property line, for a 4 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an existing residence 46 ft. from the centerline of the right-of-way of High St., and for a 5 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an existing residence 45 ft. from the centerline of the right-of-way of Wabash Ave.

**Petitioner:** Joshua S. Welker & Kathy L. Welker, Husband & Wife.

**Location:** Northwest corner of E. Wabash Ave. and High St., in Olive Township.

**Site Description:**

- Physical Improvement(s) – Residence and patio.
- Proposed Improvement(s) – Add a second story, addition to garage, and deck.
- 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. This is an existing residence. The proposed additions will not hinder sight distance and the proposed second story is on the existing structure's footprint.
2. Approval of the request will not cause substantial adverse effects on neighboring property. This is a 0.25-acre parcel in a dense residential area of the Town of Wakarusa and the parcel will remain residential.
3. Strict application of the terms of the Development Ordinance would result in an unnecessary hardship in the use of the property. Due to the shape and layout of the parcel, the developmental variance is required for the proposed additions and deck.

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

*Hearing Date:* February 18, 2026

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 1/12/2026) and as represented in the Developmental Variance application.

# 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

DV-0010-2026

Date: 01/12/2026 Meeting Date: February 18, 2026  
Board of Zoning Appeals Public Hearing Transaction #: DV-0010-2026

Description: for an 11 ft. Developmental Variance (Ordinance requires 15 ft.) to allow for the construction of a residential addition from rear property line, for a 4 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an existing residence 46 ft. from the centerline of the right-of-way of High Street, and for a 5 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an existing residence 45 ft. from the centerline of the right-of-way on Wabash Avenue

Contacts: <u>Applicant</u>	<u>Land Owner</u>
Joshua S. Welker And Kathy L. Welker	Joshua S. Welker And Kathy L. Welker
219 Wabash Avenue	219 Wabash Avenue
Wakarusa, IN 46573	Wakarusa, IN 46573

Site Address: 219 East Wabash Ave Wakarusa, IN 46573	Parcel Number: 20-09-36-152-016.000-025
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Township: Olive  
Location: Northwest Corner Of Wabash Ave And High St

Subdivision:	Lot #
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Lot Area: 0.25	Frontage: 265.00	Depth: 95.00
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Zoning: R-1	NPO List:
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Present Use of Property: RESIDENTIAL

Legal Description:

Comments: PARCEL CREATION DATE: 8/26/82

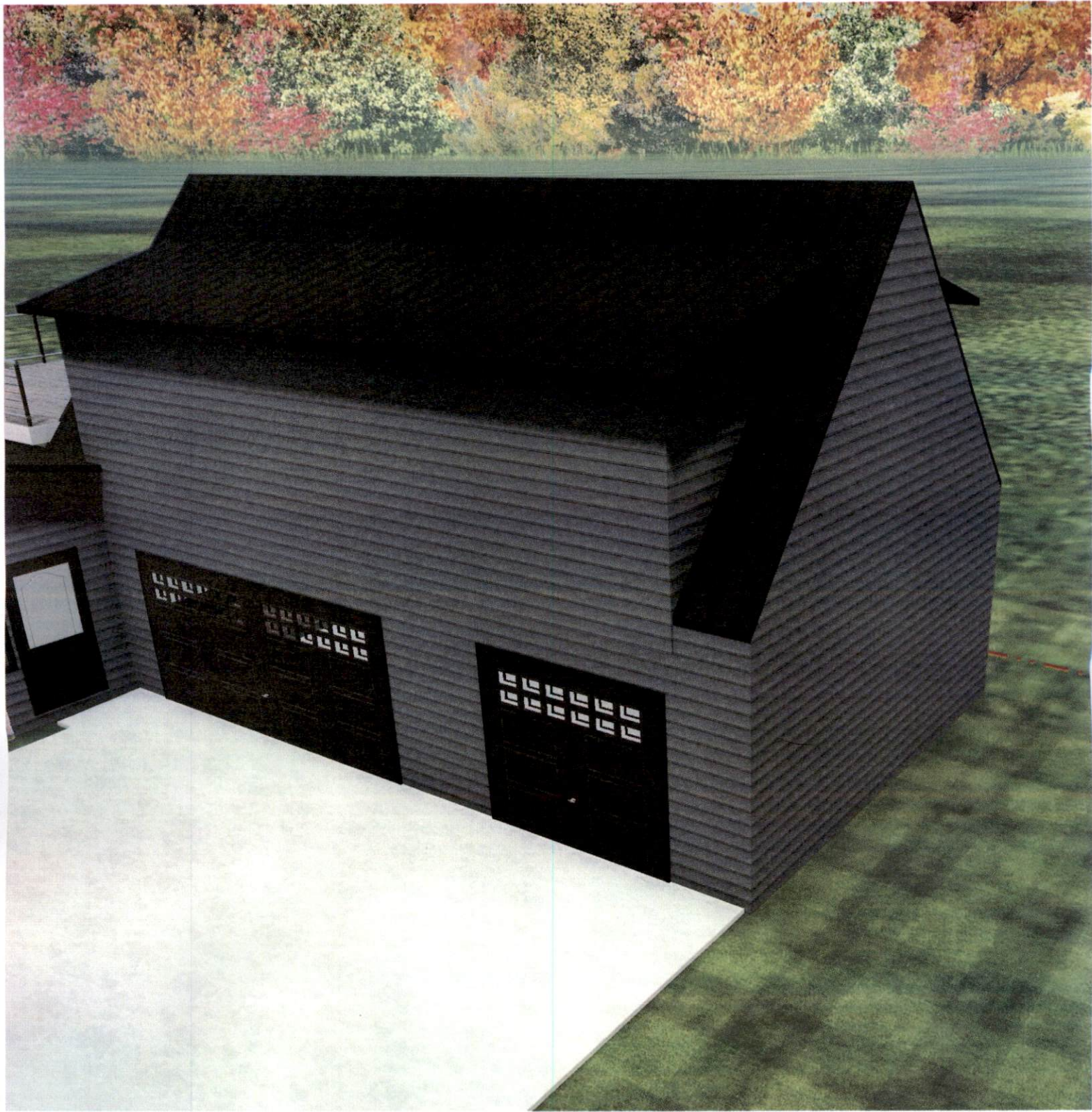
Applicant Signature:	Department Signature:
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## Developmental Variance — Questionnaire

Name: Josh Welker- Homeowner

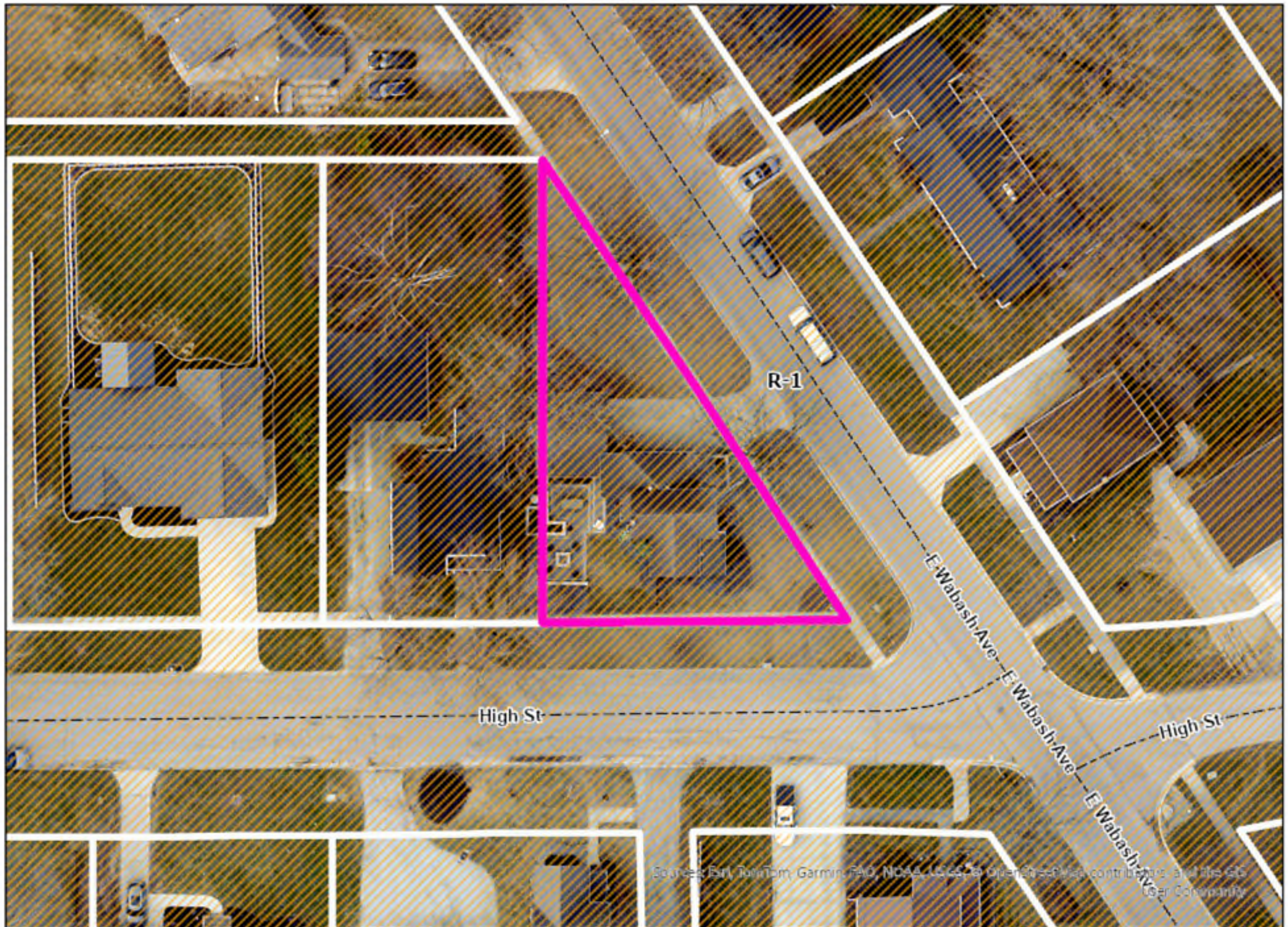
- 1) Tell us what you want to do. Garage-add one stall to the north of garage, add a second story on building foot print,  
add deck to south of garage  
On existing house, extend bedroom space to the west and add a small deck
- 2) Tell us why you can't change what you're doing so you don't need a variance. Existing garage does not comply  
with setbacks so neither will new structures. Living space sq.ft. increased for well being, affordability, and modernization
- 3) Tell us why the variance won't hurt your neighbors or the community. Adjacent neighbor to the west is  
most impacted and supports these adjustments. Surrounding neighborhood will benefit from improved property values,  
and helps show Wakarusa is a growing community worth investing to other new families that move to the area.
- 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 22' 30' Height to peak  
Tell us what you'll use it for. Parking Car, living space/game room/entertainment
- Building or addition 2** Size and height to the peak: Deck 22'x18' approx 10' height off ground with  
42" railings  
Tell us what you'll use it for. Deck & Shade underneath
- 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. Driveway will be widened and aligned to meet new stall.





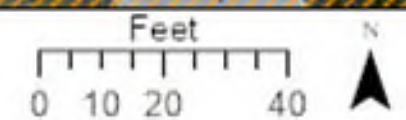


DV-0010-2026



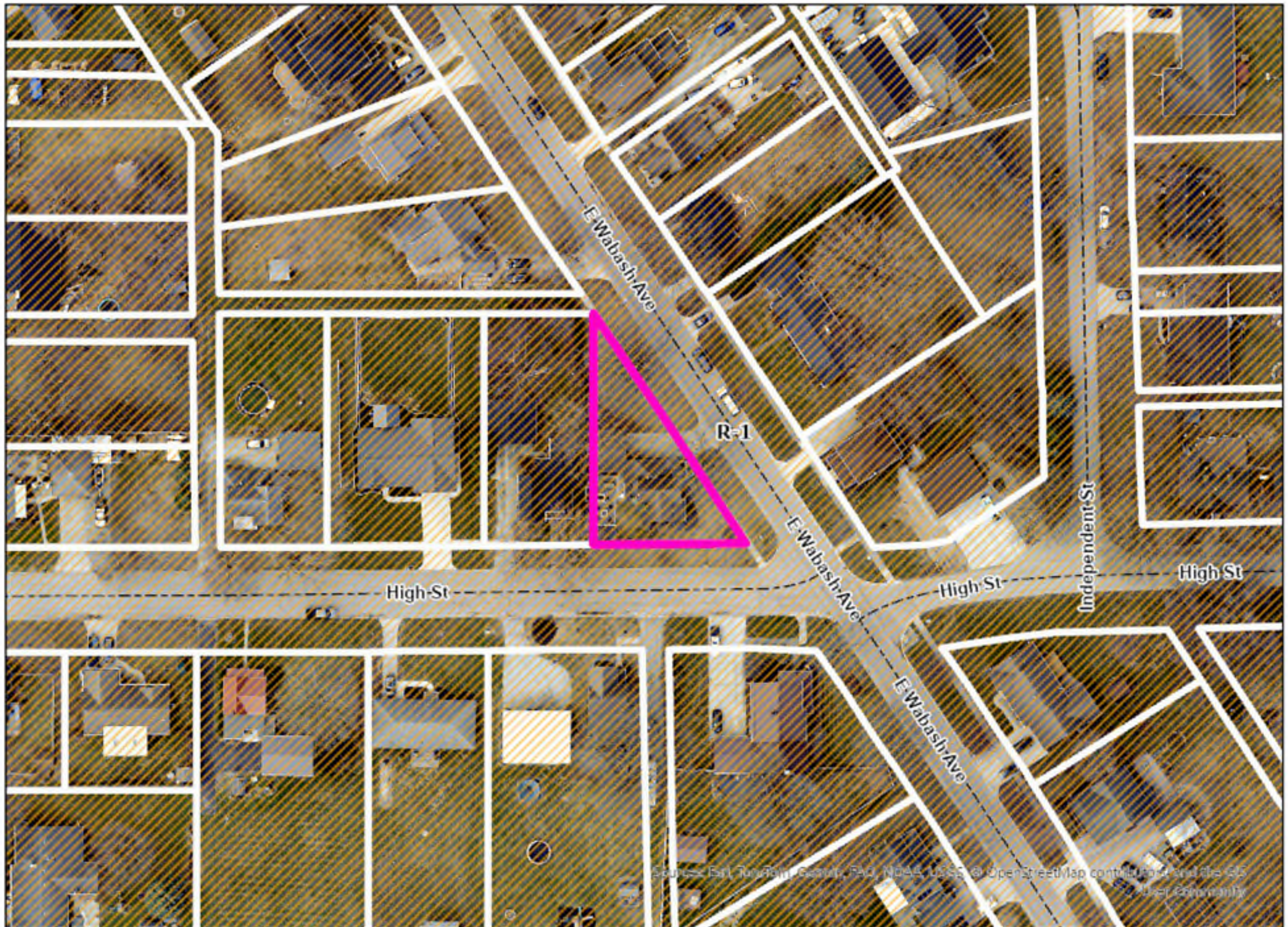
2025 Aerials

1 inch equals 40 ft



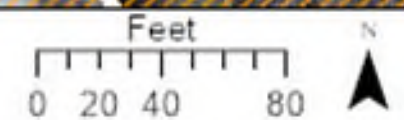


DV-0010-2026

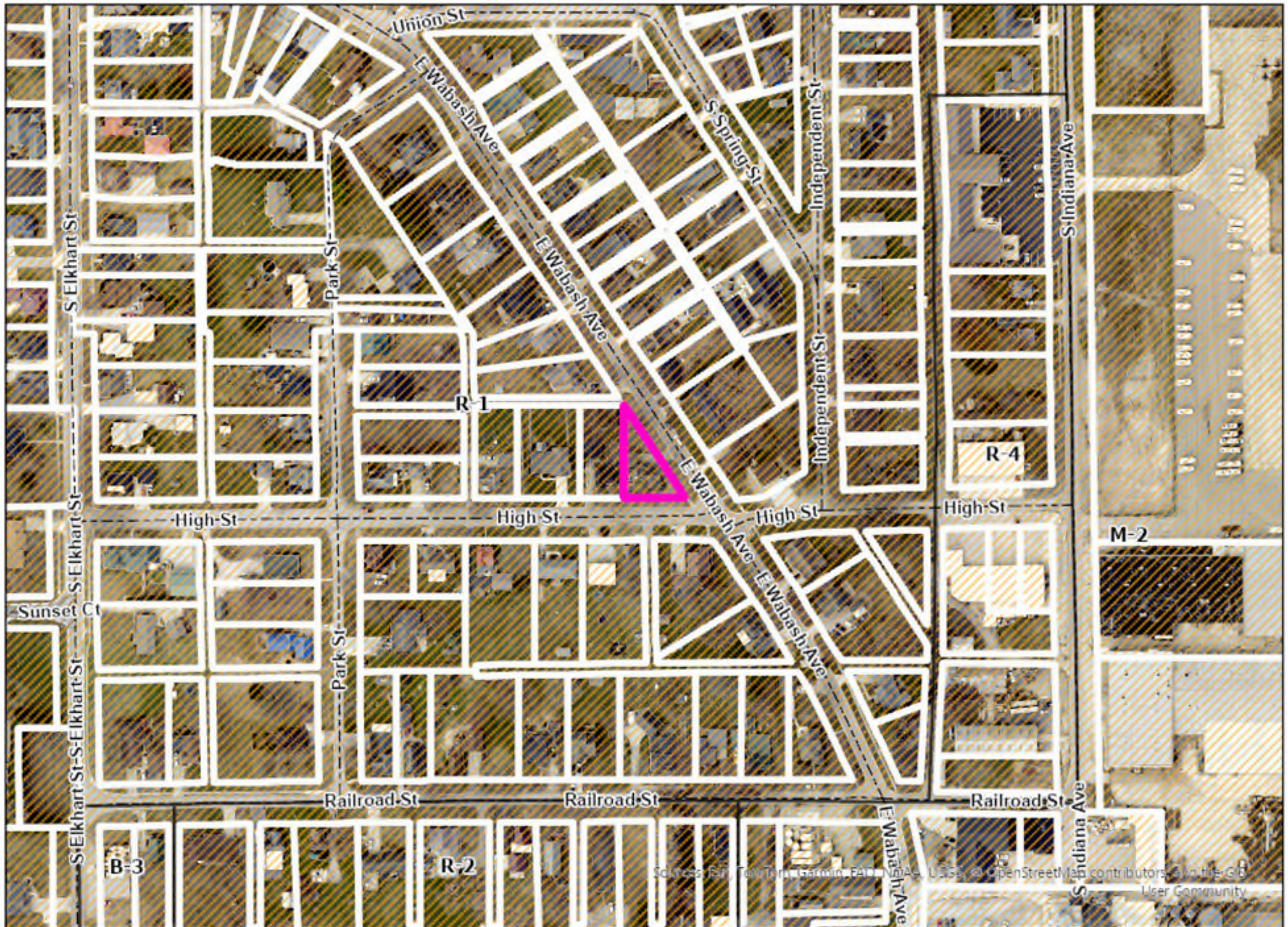


2025 Aerials

1 inch equals 80 ft

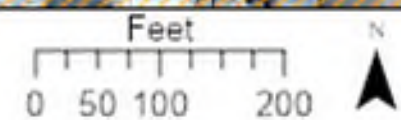






2025 Aerials

1 inch equals 200 ft



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





Subject property facing west





Facing east





Facing north





Facing south



High Street

35'

27'

18'

40'

Proposed Dimensions  
Josh & Kathy Welker  
219 E Wabash Ave, Wapakoneta, IN  
09-36-152-016-025  
October 15, 2025



Deck  
22'x18'

*Proposed*

4'

62'

22'

35'

18'

103'

62'

33'

13'

Wabash Avenue

45'

66'



# ***Hearing Officer Staff Report***

*Prepared by the Department of Planning and Development*

**Hearing Date:** February 18, 2026

**Transaction Number:** DV-0006-2026.

**Parcel Number(s):** Part of 20-02-23-126-006.000-026.

**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:** Gwen S. Turk & Diana L. Gibson.

**Location:** South side of CR 4, 2,560 ft. east of CR 13, in Osolo Township.

## ***Site Description:***

- Physical Improvement(s) – Commercial building.
- Proposed Improvement(s) – Remodeling into home with attached garage.
- Existing Land Use – Residential.
- Surrounding Land Use – Residential.

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

- **1979–2018** – The BZA approved various Special Uses and Use Variances for uses of the existing building including a commercial landscaping business, a church, and an HVAC company.
- **October 6, 2025** – A 2-lot minor subdivision was submitted, Rorco Minor Subdivision, to separate the building from the homesite. The review process for the subdivision revealed that the building is currently used as a home with no certificate of residential occupancy and personal storage area above limits.
- **November 13, 2025** – The Plat Committee gave primary approval to the subdivision. The plat can be recorded if a variance for storage and a certificate of occupancy are granted.
- **January 7, 2026** – The variance and remodeling permit requests were filed.

## ***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 2,452 sq. ft., or 327 percent, over what is allowed by right, a result of the small size of the home, 680 sq. ft.
2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 1.31-acre lot in a low-density residential area, and there have been no complaints about the building since it was built in 1979.
3. Strict application of the terms of the Development Ordinance would result in an unnecessary hardship in the use of the property. Strict application would prevent residential use of the building, which is more appropriate in this location than commercial use.

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

*Hearing Date:* February 18, 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 1/7/2026) and as represented in the Developmental Variance application.

# 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: 01/07/2026 Meeting Date: February 18, 2026  
Board of Zoning Appeals Public Hearing Transaction #: DV-0006-2026

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

Contacts: Applicant Land Owner  
Gwen S. Turk & Diana L. Gwen S. Turk & Diana L.  
Gibson Gibson  
23522 County Road 4 23522 County Road 4  
Elkhart, IN 46514 Elkhart, IN 46514

Site Address: 23526 County Road 4 Parcel Number: Part of 20-02-23-126-006.000-026  
Elkhart, IN 46514

Township: Osolo  
Location: South Side Of County Road 4, 2,560 ft. East Of County Road 13

Subdivision: RORCO MINOR SUBDIVISION Lot # 1

Lot Area: 1.31 Frontage: 149.00 Depth: 381.00

Zoning: A-1 NPO List:

Present Use of Property: RESIDENTIAL

Legal Description:

Comments: RESIDENCE 680 SQ. FT X 110% = 748 FT.  
MINUS (3,200) ATTACHED GARAGE  
-2,452 SQ. FT AVAILABLE. DEVELOPMENTAL VARIANCE REQUIRED  
  
SEE Building permit applied #BR-0024-2026  
SEE MI-0645-2025 for primary approval of a 2-lot minor subdivision to be known as RORCO MINOR SUBDIVISION  
SEE MI-0782-2025 for secondary approval of a 2-lot minor subdivision to be known as RORCO MINOR SUBDIVISION

Applicant Signature: Department Signature:

## Developmental Variance — Questionnaire

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

1) Tell us what you want to do. Have more storage space approved

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. \_\_\_\_\_

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. NA

**Building or addition 1** Size and height to the peak: 20'

Tell us what you'll use it for. SFR, 680 sf finished, 3200 personal stg.

**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. \_\_\_\_\_

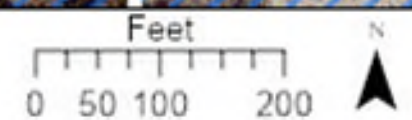


DV-0006-2026



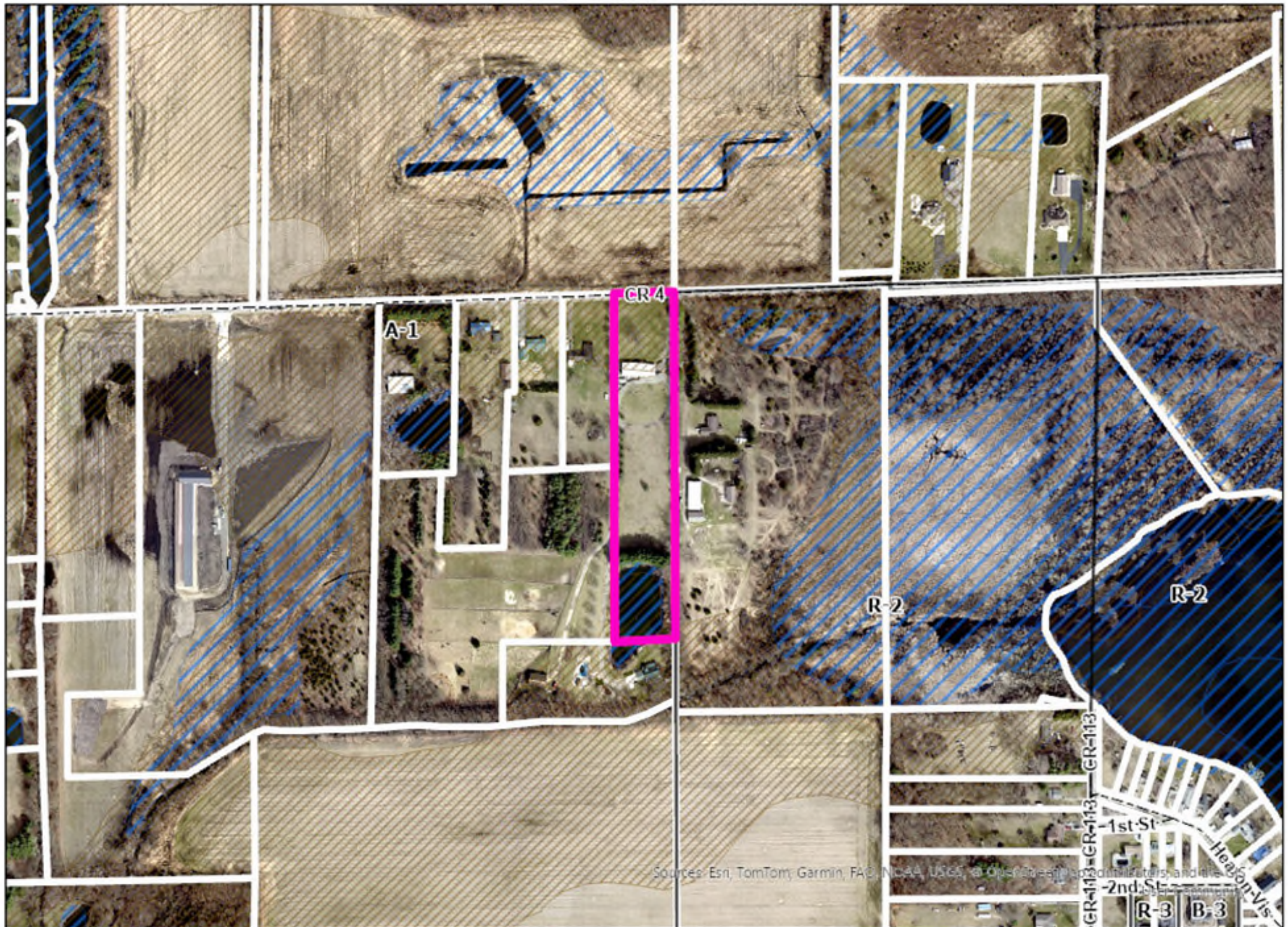
2025 Aerials

1 inch equals 200 ft



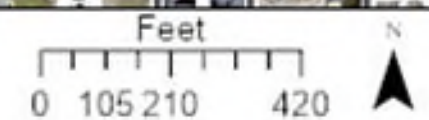


DV-0006-2026

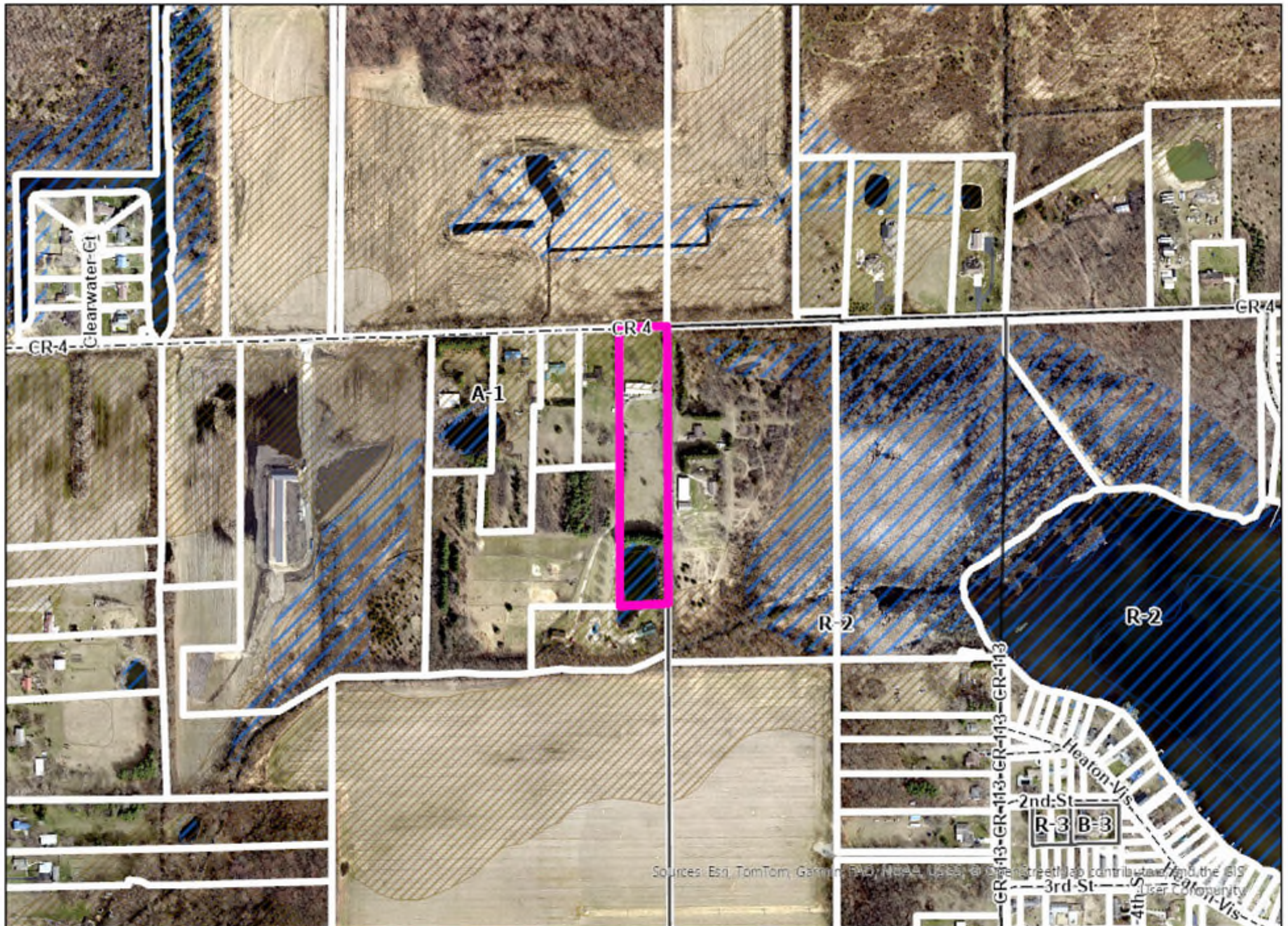


2025 Aerials

1 inch equals 400 ft

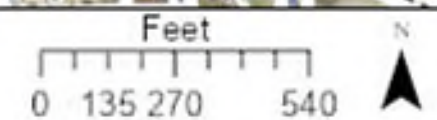






2025 Aerials

1 inch equals 500 ft







Subject property facing southwest





Subject property facing northwest





Facing west





Facing east





Facing north



23526 County Road 4, Euhart

JAN 7 2026

N

195' CL

existing  
personal storage

existing  
residence

0000

057

510' PL

W

20' PL

28'

E

130' PL

Proposed lot 1  
1.31 acres

S

50 ft. access easement on  
proposed lot 2



# ***Hearing Officer Staff Report***

*Prepared by the Department of Planning and Development*

***Hearing Date:*** February 18, 2026

***Transaction Number:*** DV-0012-2026.

***Parcel Number(s):*** 20-08-31-300-017.000-034.

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

***Petition:*** For a 43 ft. lot width Developmental Variance (Ordinance requires 100 ft.) to allow for the placement of 2 cabins.

***Petitioner:*** Devon Schrock & Doris Schrock, Husband & Wife.

***Location:*** South side of CR 28, 3,030 ft. west of CR 3, in Middlebury Township.

***Site Description:***

- Physical Improvement(s) – 1 rental cabin.
- Proposed Improvement(s) – 2 rental cabins.
- Existing Land Use – Vacant.
- Surrounding Land Use – Residential, agricultural.

***History and General Notes:***

- **December 18, 2025** – A Special Use for a campground was approved (SUP-0726-2025).
- **December 18, 2025** – A 4 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for an existing cabin 6 ft. from the north side property line was denied (SUP-0726-2025).
- The petitioner started the construction of the cabin that did not meet the required setbacks without a building permit.

***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 this will be a short-term rental campground with little traffic.
2. Approval of the request will not cause substantial adverse effect on neighboring property. The property is 4 acres and in a low density residential and agricultural area, and the property will remain residential in character. The lot width of the property is not an uncommon issue as larger pieces of land are being divided into smaller lots.
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 nonconforming.



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

*Hearing Date:* February 18, 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 1/12/2026) and as represented in the Developmental Variance application.



# 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: 01/12/2026 Meeting Date: February 18, 2026 Transaction #: DV-0012-2026  
Board of Zoning Appeals Public Hearing

Description: for a 43 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for the placement of 2 cabins

Contacts: <u>Applicant</u>	<u>Land Owner</u>
Devon Schrock And Doris Schrock, Husband And Wife 14928 County Road 28 Goshen, IN 46528	Devon Schrock And Doris Schrock, Husband And Wife 14928 County Road 28 Goshen, IN 46528

Site Address: 00000 County Road 28 GOSHEN, IN 46528	Parcel Number: 20-08-31-300-017.000-034
--	---

Township: Middlebury  
Location: SOUTH SIDE OF CR 28, 3,030 FT. WEST OF CR 3

Subdivision:	Lot #
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Lot Area: 4.00	Frontage: 57.00	Depth: 752.00
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Zoning: A-1	NPO List:
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Present Use of Property: VACANT LAND

Legal Description:

Comments: SEE SUP-0726-2025 FOR A SPECIAL USE FOR A CAMPGROUND APPROVED 12/18/2025, DV FOR SET-BACK AT 4' DENIED (DEVON SCHROCK & DORIS SCHROCK)  
PARCEL CREATED 2/28/2025  
PROPERTY OWNER HAS POURED FOUNDATION FOR 1 OF THE 2 BUILDINGS.  
PROPERTY OWNER IS AWARE HE WILL NEED TO FILE A 1-LOT MINOR SUBDIVISION AND CANNOT PULL PERMITS FOR CABINS UNTIL MINOR SUBDIVISION PROCESS IS COMPLETED. DEVELOPMENTAL VARIANCE FOR ROAD FRONTAGE WILL BE COVERED UNDER SUBDIVISION PROCESS - KB/DR - 11/14/2025

Applicant Signature:	Department Signature:
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## Developmental Variance — Questionnaire

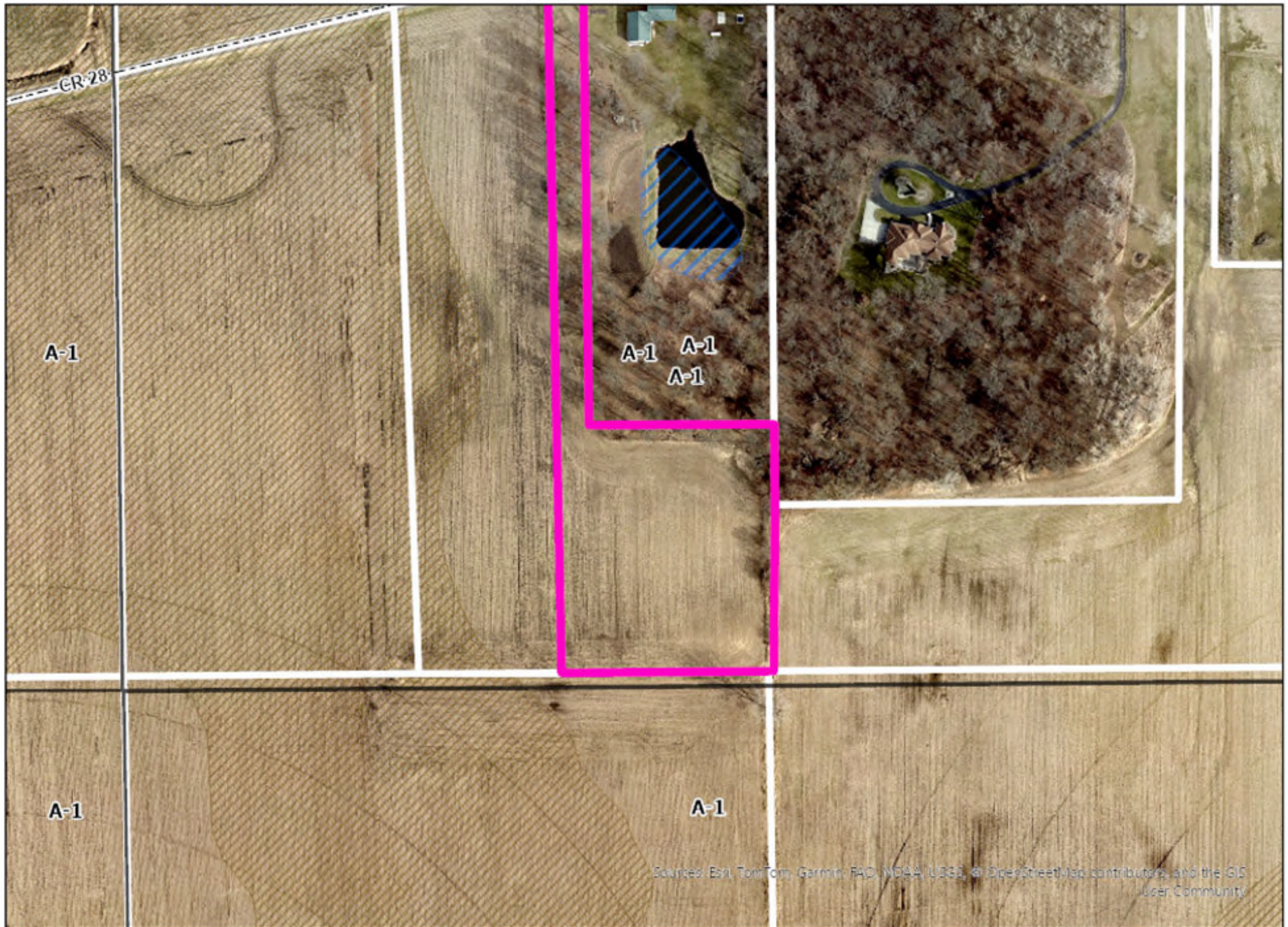
Name:

Devon Schrock

- 1) Tell us what you want to do. Put a portable cabin on it
- 2) Tell us why you can't change what you're doing so you don't need a variance. Frontage is 57ft.
- 3) Tell us why the variance won't hurt your neighbors or the community. is far enough from their buildings  
3 properties are bare land
- 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? 4 acres ☐ 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: \_\_\_\_\_  
Tell us what you'll use it for. short term rentals
- Building or addition 2** Size and height to the peak: 16 x 36 x 12  
Tell us what you'll use it for. \_\_\_\_\_
- Building or addition 3** Size and height to the peak: 14 x 34 x 14  
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. \_\_\_\_\_

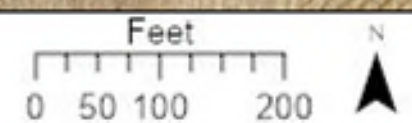


DV-0012-2026



2025 Aerials

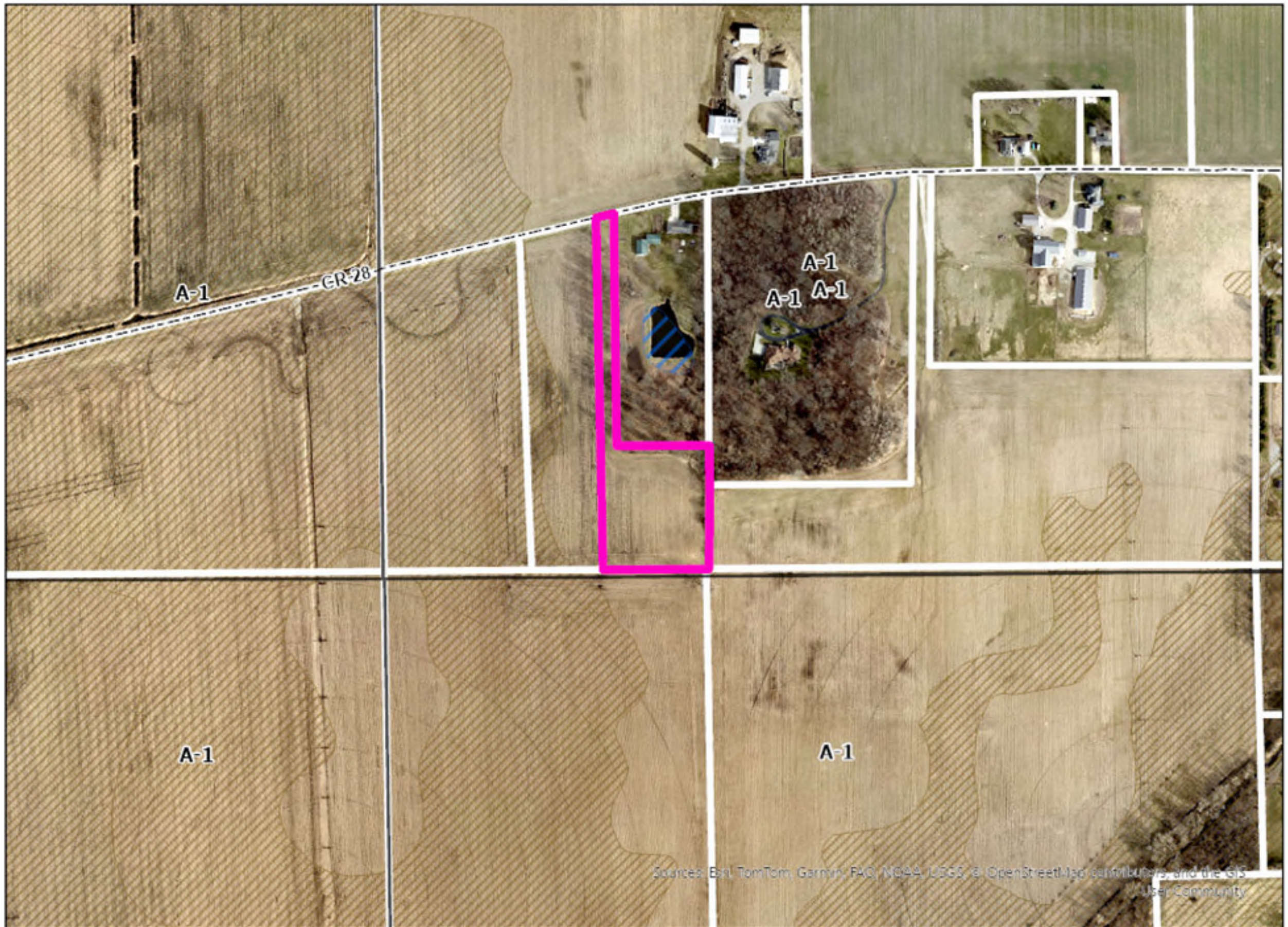
1 inch equals 200 ft



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

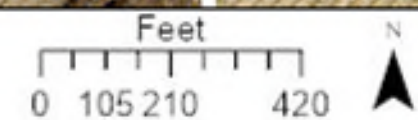


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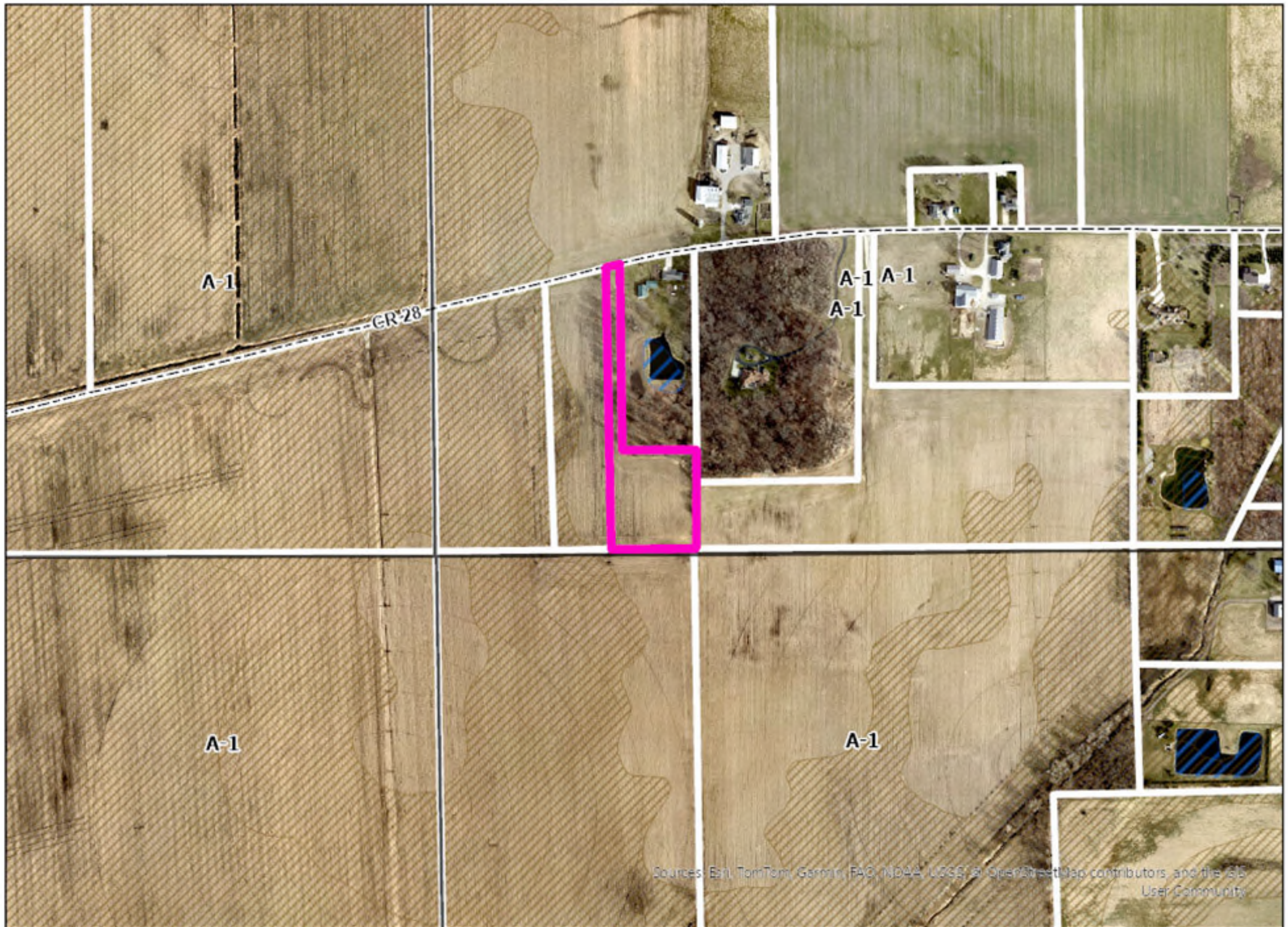
2025 Aerials

1 inch equals 400 ft





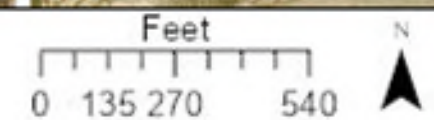
DV-0012-2026



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

2025 Aerials

1 inch equals 500 ft







Subject property





Facing west





Facing east





Facing north



