

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

MARCH 18, 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: **Tri-County Land Trustee Corporation (Land Contract Holder) (Page 1)**
& **Mark E. Yoder & Lori L. Yoder (Land Contract Purchasers/Owners)**
Petition: for a 50 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence.
Location: West side of CR 43, 2,855 ft. North of CR 34, in Clinton Township, zoned A-1. DV-0067-2026
- B. Petitioner: **Patrick & Kellie Fox, Husband & Wife (Page 2)**
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, 2,150 ft. North of CR 18, common address of 57601 CR 23 in Jefferson Township, zoned A-1. DV-0063-2026
- C. Petitioner: **Jonathan P. Blosser & Lila L. Blosser, Husband & Wife (Page 3)**
Petition: for a 25 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
- D. Petitioner: **Leon J. Bontrager & Marilyn Bontrager, Husband & Wife (Page 4)**
Petition: for an 8 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for the construction of a residential addition 112 ft. from the centerline of the right-of-way.
Location: East side of SR 13, 2,500 ft. South of CR 38, common address of 65480 SR 13 in Clinton Township, zoned A-1. DV-0059-2026

Hearing Officer Staff Report

Prepared by the Department of Planning and Development

Hearing Date: March 18, 2026

Transaction Number: DV-0067-2026.

Parcel Number(s): Part of 20-12-12-100-024.000-007, part of 20-12-12-100-004.000-007, 20-12-12-300-031.000-007.

Existing Zoning: A-1.

Petition: For a 50 ft. lot width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence.

Petitioner: Tri-County Land Trustee Corporation (Land Contract Holder) & Mark E. Yoder & Lori L. Yoder (Land Contract Purchasers/Owners).

Location: West side of CR 43, 2,855 ft. north of CR 34, in Clinton Township.

Site Description:

- Physical Improvement(s) – None.
- Proposed Improvement(s) – Home and barn.
- 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 subject property is bordered by other large homesites and open agricultural property, and reduced road frontage 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 is a 7.02-acre parcel in a low-density residential and agricultural area, and only 3 existing homes lie within 500 ft. of the proposed homesite.
3. Strict application of the terms of the Development Ordinance would result in an unnecessary hardship in the use of the property. Road access safety and preservation of rural character in this area do not depend on an additional 50 ft. of frontage.

Hearing Officer Staff Report (Continued)

Hearing Date: March 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 2/16/2026) and as represented in the Developmental Variance application.
3. A subdivision is required.
4. A recorded deed is required showing the proposed 7.02-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

DV-0067-2026

Developmental Variance - Developmental Variance

Date: 02/16/2026 Meeting Date: March 18, 2026
Board of Zoning Appeals Public Hearing Transaction #: DV-0067-2026

Description: for a 50 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence.

Contacts: <u>Applicant</u>	<u>Authorized Agent</u>	<u>Land Owner</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	Tri-County Land Trustee 11425 N 600 W Topeka, IN 46571

Site Address: 62433 County Road 43 Goshen, IN 46528	Parcel Number: Part of 20-12-12-100-004.000-007 Part of 20-12-12-100-024.000-007 Part of 20-12-12-300-031.000-007
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Township: Clinton
Location: West Side Of County Road 43, 2,885 NORTH OF CR 30

Subdivision:	Lot #
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Lot Area: 7.02 Frontage: 50.00 Depth: 639.00

Zoning: A-1	NPO List:
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Present Use of Property: RESIDENTIAL/ AG

Legal Description:

Comments: SEE BA-2825-2019-NOT COMPLETE, BA-2561-2019-COMplete.

Applicant Signature:	Department Signature:
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Developmental Variance — Questionnaire

Name: MARK E. YODER

- 1) Tell us what you want to do. I NEED A 50' ROAD FRONTAGE VARIANCE TO CUT OUT A PARCEL TO BUILD A HOUSE AND BARN FOR MY PARENTS WHO ARE OLD AND NEED TO BE CLOSE SO I CAN TAKE CARE OF THEM
2) Tell us why you can't change what you're doing so you don't need a variance. DON'T HAVE ENOUGH ROOM BETWEEN PROPERTY LINE AND BUILDING TO GET 100'. THIS WOULD PUT THEM CLOSE FOR ME TO CARE FOR THEM
3) Tell us why the variance won't hurt your neighbors or the community. THIS IS A RESIDENTIAL AND AGRICULTURAL AREA

4) Does the property need well and septic? Well: [X] Y [] N Septic: [X] Y [] N
Does the property need a new septic system? [X] Y [] N
If a new septic system is needed, did the Health Department say there's enough space for it? [X] 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: 1-STORY HOUSE 34 ' X 44'
Tell us what you'll use it for.
Building or addition 2 Size and height to the peak: BARN 16' X 20'
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.

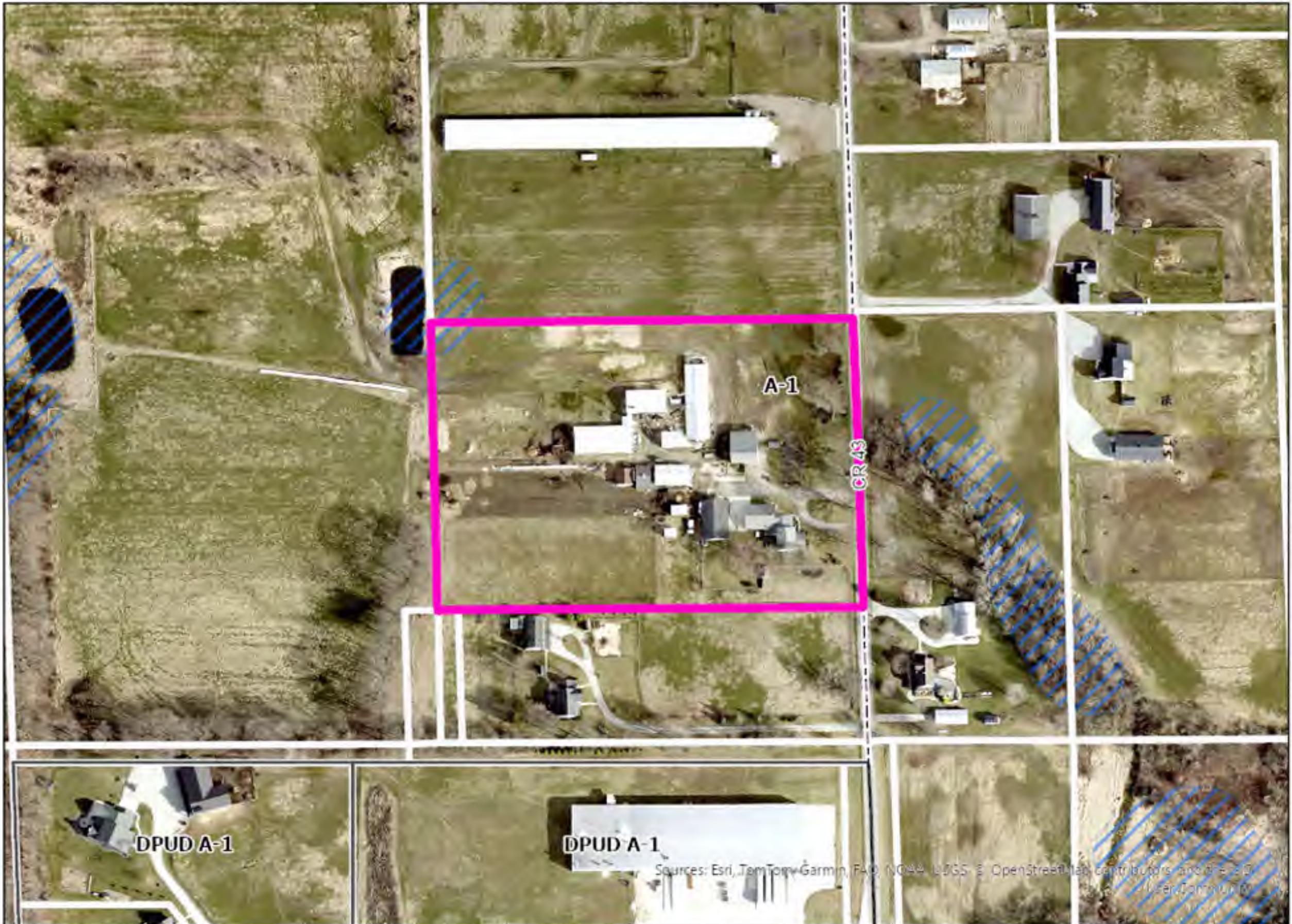
- 7) Does the application include variances for signs? [] Y [X] N If yes, fill out below.
Sign 1 Dimensions (length and width):
Existing? [] Y [] N Double faced? [] Y [] N
Electronic message board? [] Y [] N If no, lighted? [] Y [] N
Freestanding? [] Y [] N Wall mounted? [] Y [] N
Sign 2 Dimensions (length 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.

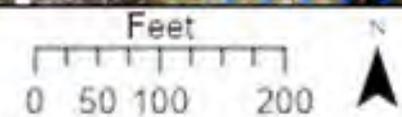


DV-0067-2026



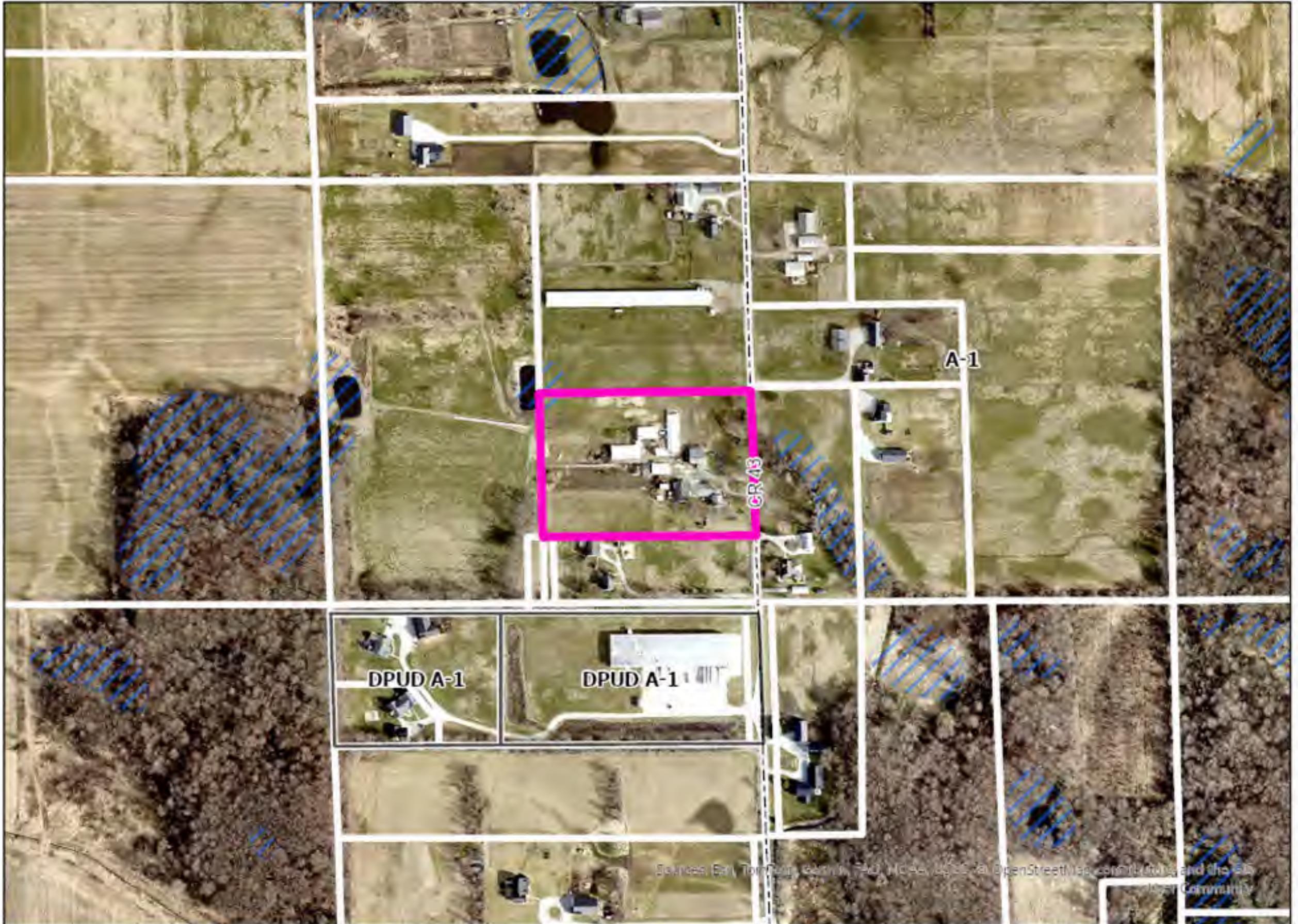
2025 Aerials

1 inch equals 200 ft



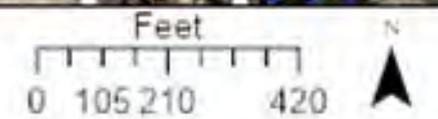
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community

DV-0067-2026



2025 Aerials

1 inch equals 400 ft





Subject property



Facing south



Facing north

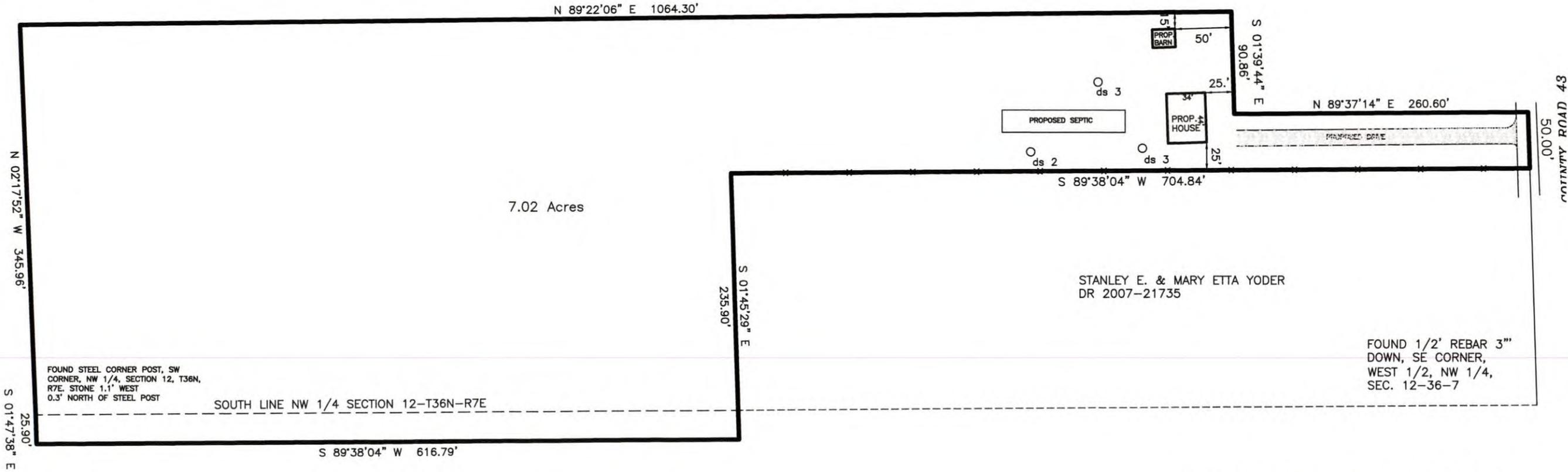


Facing east

FEB 16 2026



TRI-COUNTY LAND TRUSTEE CORP.
DR 2001-00600



PROPERTY ADDRESS: 62433, COUNTY ROAD 43
GOSHEN, IN 46528

OWNER: TRI-COUNTY LAND TRUSTEE CORP.
L/C MARK E. & LORI L. YODER

Hearing Officer Staff Report

Prepared by the Department of Planning and Development

Hearing Date: March 18, 2026

Transaction Number: DV-0063-2026.

Parcel Number(s): 20-07-16-451-010.000-019.

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: Patrick & Kellie Fox, Husband & Wife.

Location: West side of CR 23, 2,150 ft. north of CR 18, in Jefferson Township.

Site Description:

- Physical Improvement(s) – Home under construction.
- Proposed Improvement(s) – Detached accessory structure.
- Existing Land Use – Residential.
- Surrounding Land Use – Residential, agricultural.

History and General Notes:

- **January 20, 2026** – The plat for the first phase of Indian Creek was recorded.

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 2,121 sq. ft., or 67 percent, over what is allowed, and all other standards are met.
2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 2-acre lot in a residential and agricultural area, and the lot 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 and agricultural areas of similar density.

Hearing Officer Staff Report (Continued)

Hearing Date: March 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 2/13/2026) 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-0063-2026

Date: 02/13/2026

Meeting Date:

March 18, 2026

Board of Zoning Appeals Public Hearing

Transaction #:

DV-0063-2026

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

Contacts: Applicant

Team Construction
1849 W Lincoln Ave
Goshen, IN 46526

Authorized Agent

Team Construction
1849 W Lincoln Ave
Goshen, IN 46526

Land Owner

Patrick And Kellie Fox,
Husband And Wife
57175 Garnet Lane
Goshen, IN 46528

Site Address: 57601 County Road 23
Goshen, IN 46528

Parcel Number: 20-07-16-451-006.000-019

Township: Jefferson

Location: West Side of CR 23, 2,150 ft. North of CR 18

Subdivision: INDIAN CREEK PHASE 1

Lot # 2

Lot Area: 2.00 Frontage: 256.00

Depth: 339.00

Zoning: A-1

NPO List:

Present Use of Property: RESIDENTIAL

Legal Description:

Comments: SEE PERMIT BR-0162-2026
STORAGE EQUATION: RESIDENCE 2,872 X 110% = 3159 SQ. FT
MINUS (4000) ACCESSORY STORAGE BUILDING
= -841 SQ. FT STORAGE AVAILABLE. VARIANCE REQUIRED.
ENERGOV IS NOT PULLING THE CORRECT PARCEL NUMBER. ACTUAL PARCEL NUMBER IS
20-07-16-451-010.000-019

Applicant Signature:

Department Signature:

Developmental Variance — Questionnaire

Name: TODD MEYER - FOR PATRICK & KELLIE FOX

1) Tell us what you want to do. BUILD AN OUTBUILDING (POST FRAME) THAT EXCEEDS ALLOWABLE ACCESSORY PERCENTAGE - 110% OF MAIN DWELLING

2) Tell us why you can't change what you're doing so you don't need a variance. NEED THE SPACE FOR INDOOR BASKETBALL, VOLLEY BALL & PERHAPS OTHER RECREATIONAL ACTIVITIES SEE ALSO ATTACHED

3) Tell us why the variance won't hurt your neighbors or the community. THERE ARE OTHER HOMES/PROPERTIES IN THE AREA W/ LARGE OUTBUILDING, THIS ONE WILL BE TIED TO THE HOME VIA COVERED AREA IN A SMALL FOOT PRINT.

4) Does the property need well and septic? Well: [X] Y [] N Septic: [X] Y [] N Does the property need a new septic system? [X] Y [] N If a new septic system is needed, did the Health Department say there's enough space for it? [X] 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: 50' x 80' APPROX 25' AT RIDGE (TOP OF PEAK) Tell us what you'll use it for. RECREATION SPACE FOR FAMILY, FRIENDS & CHURCH "FAMILY"

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): _____

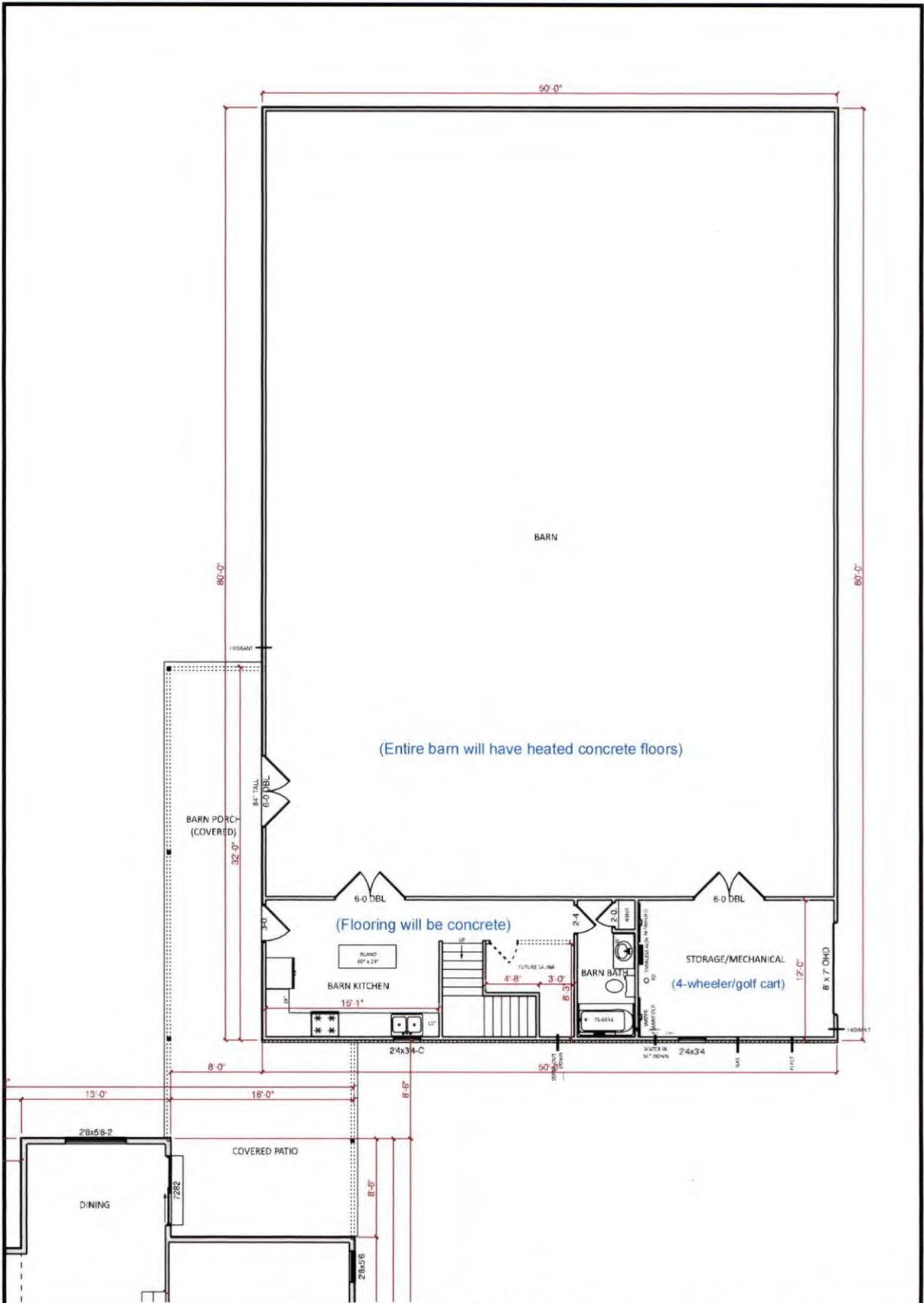
Existing? [] Y [] N Double faced? [] Y [] N Electronic message board? [] Y [] N If no, lighted? [] Y [] N Freestanding? [] Y [] N Wall mounted? [] Y [] N

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

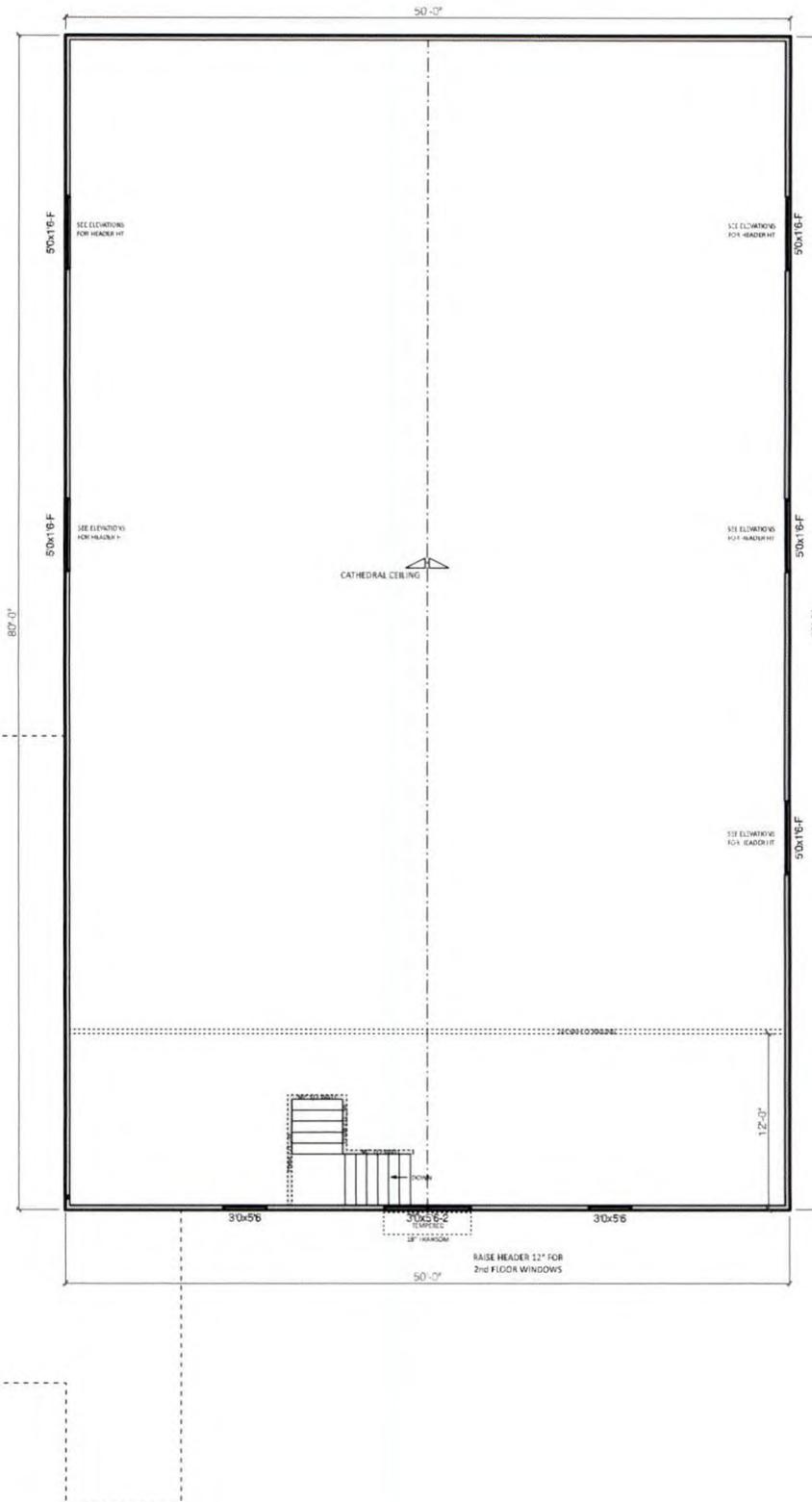
8) Does the application include a variance for parking spaces? [] Y [X] N If yes, tell us how many total there will be. _____

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



 <p>1849 W. Lincoln Ave. Goshen, IN 46526 574-633-3100</p>	NOTES	SQUARE FOOTAGE	JOB NAME FOX
			JOB LOCATION Goshen 46528
			PLAN NAME GLENDALE
			DESIGNED BY JON WINGARD
			SCALE 1/8" = 1'-0"
			DATE 2/11/2026
		DRAWING 1st FLOOR BARN	

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team
 construction
 company, inc.
a better way to build

1849 W. Lincoln Ave.
 Goshen, IN 46526
 574-533-3100

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NOTES

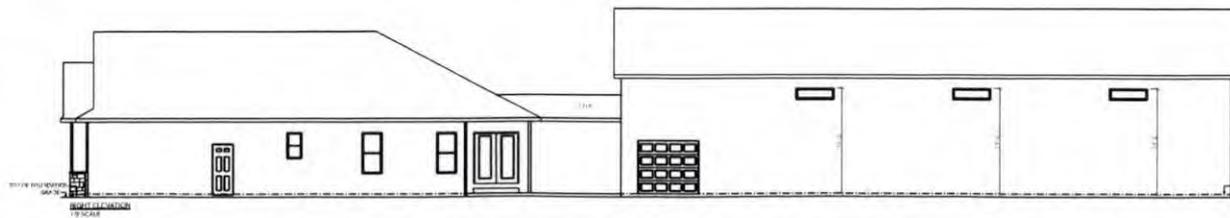
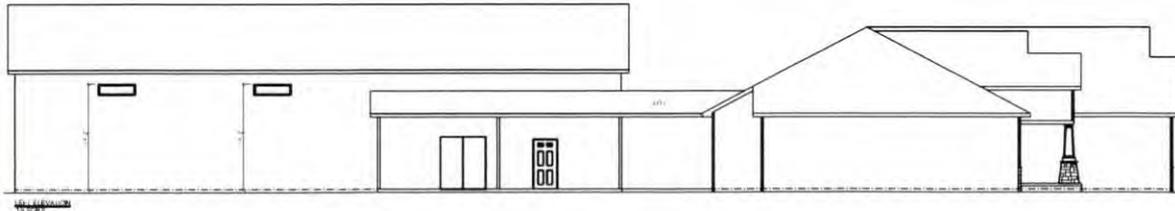
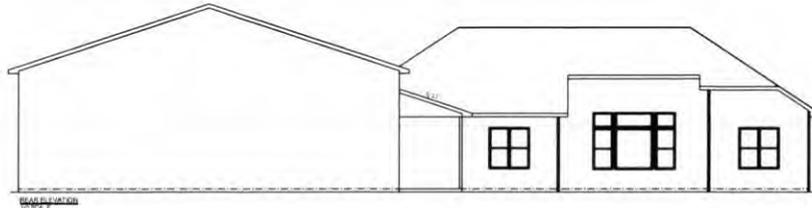
SQUARE FOOTAGE

JOB NAME	FOX
JOB LOCATION	Goshen 46528
PLAN NAME	GLENDALE
DRAWN BY	JON WINGARD
SCALE	1/8" = 1'-0"
DATE	2/11/2026
DRAWING	2nd FLOOR BARN





FRONT ELEV
SCALE: 1/8" = 1'-0"



1819 W. Lincoln Ave
Goshen, IN 46526
574-533-3100

CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE IBC 2018 CODES. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE IBC 2018 CODES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

NOTES

- OVERHANGS:
HIP ENDS... 18"
- GABLE ENDS... 12"
- TRIM:
WINDOWS... 3/4" x 1/2"
- CHD... 5-1/2"

PROJECT NAME
FOX

JOB LOCATION
Goshen 46528

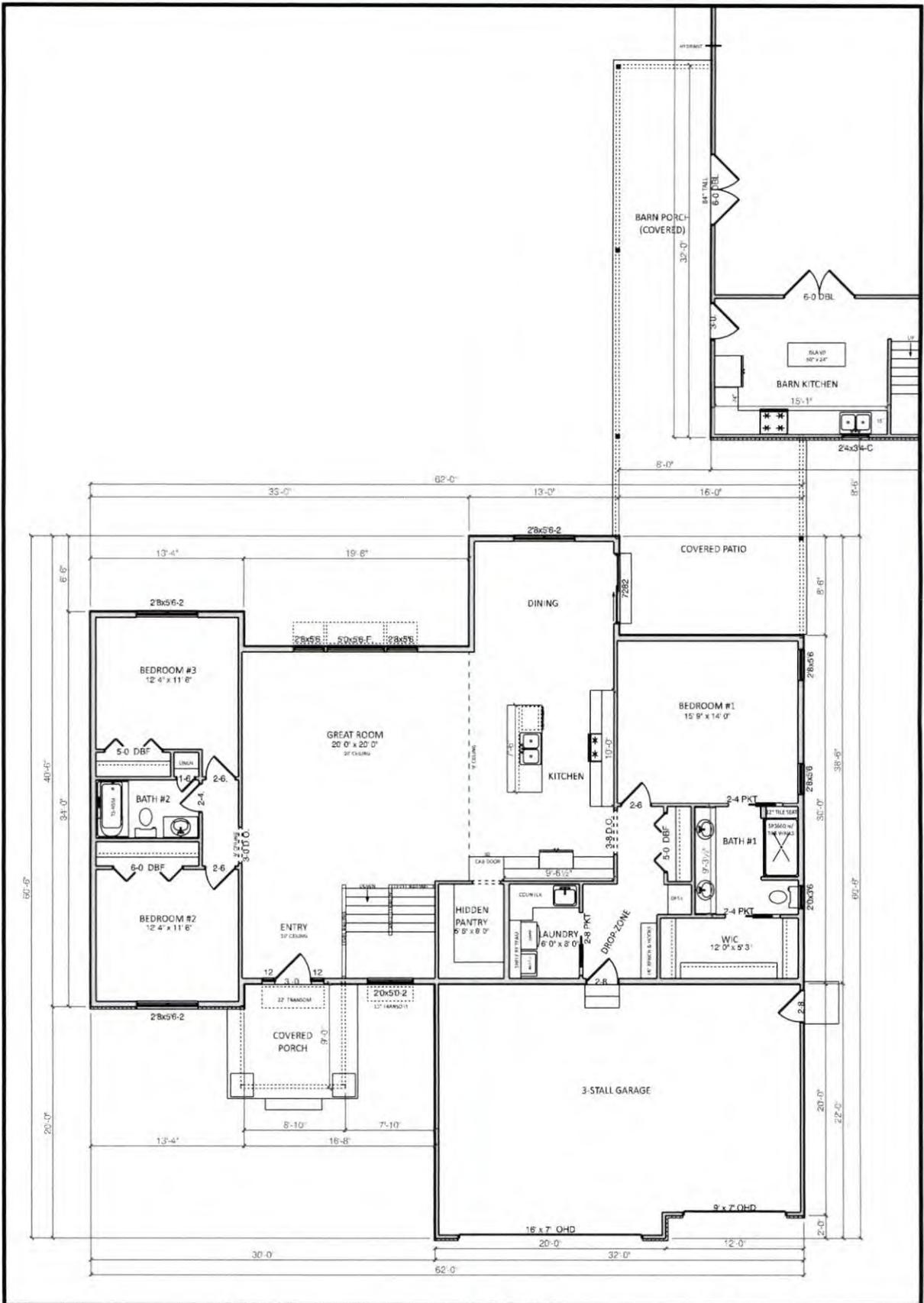
PLAN NAME
GLENDALE

DESIGNED BY
JON WINGARD

SCALE
As Noted

DATE
2/4/2026

SHEET NO.
ELEVATIONS



team
 construction
 company, inc.
a better way to build

1849 W. Lincoln Ave.
 Goshen, IN 46526
 574-533-3100

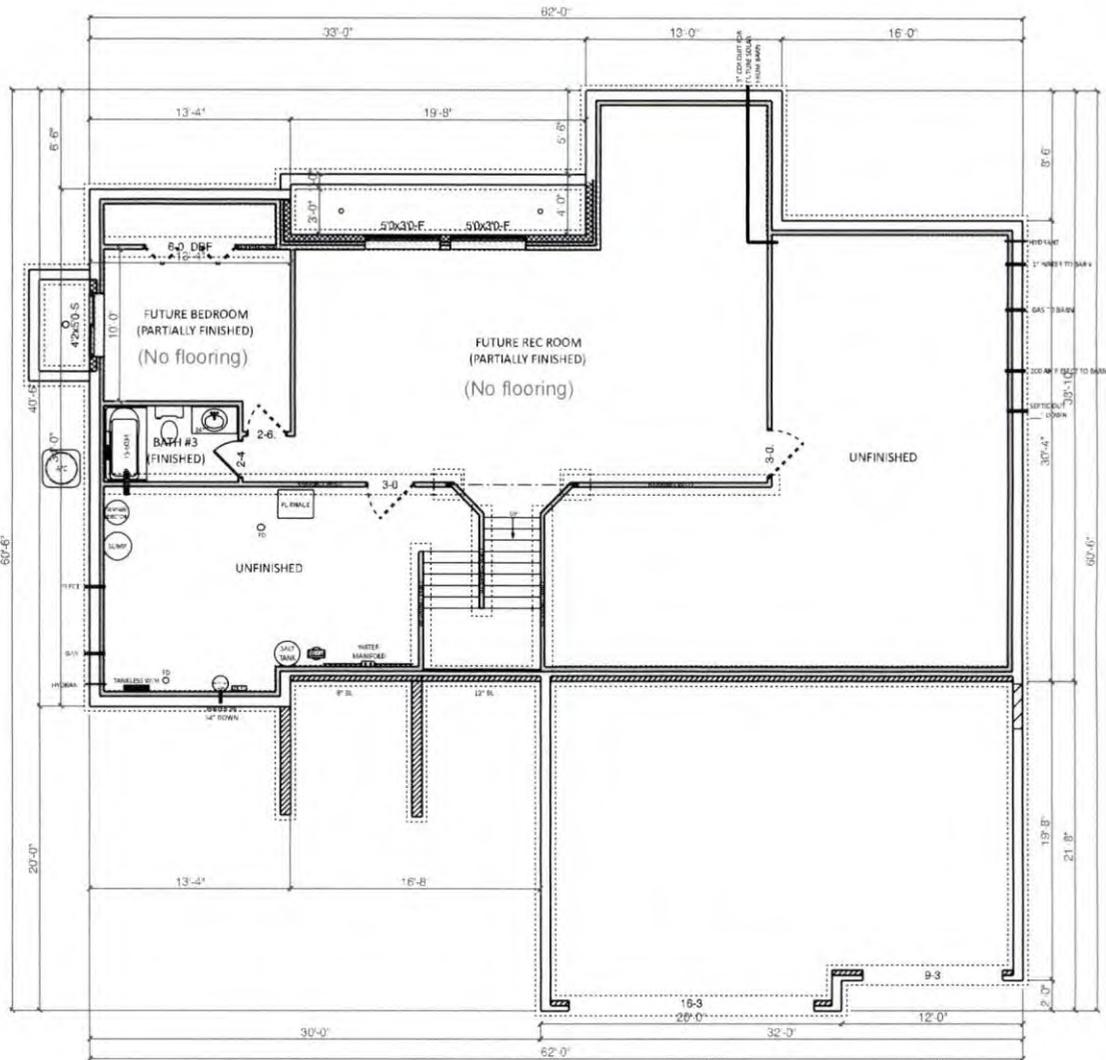
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NOTES

Indian Creek Lot #2 (HOUSE)
 2x4 INT/GARAGE WALLS 1" O/C (HOUSE)
 11-7/8" I-JOISTS
 NORTH STAR 1000 WINDOWS
 3-1/2" INT WINDOW & DOOR TRIM
 9' CEILINGS unless otherwise noted

SQUARE FOOTAGE	
1st Floor	2004 sq. ft.
Basement (finished)	968 sq. ft.
Garage	680 sq. ft.
Covered Porch	81 sq. ft.
Covered Patio	277 sq. ft.
Barn 1st Floor	402 sq. ft.
Barn Porch	265 sq. ft.

JOB NAME	FOX
JOB LOCATION	Goshen 46528
PLAN NAME	GLENDALE
DESIGNED BY	JON WINGARD
SCALE	1/8" = 1'-0"
DATE	2/11/2026
DRAWING	1st FLOOR



NOTES

108" POURED WALLS
 BRICK LEDGE: 8"
 12" @ OHD(S)

SQUARE FOOTAGE

JOB NAME	FOX
JOB LOCATION	Goshen 46528
PLAN NAME	GLENDALE
DRAWN BY	JON WINGARD
SCALE	1/8" = 1'-0"
DATE	2/11/2026
DIVISION	BASEMENT

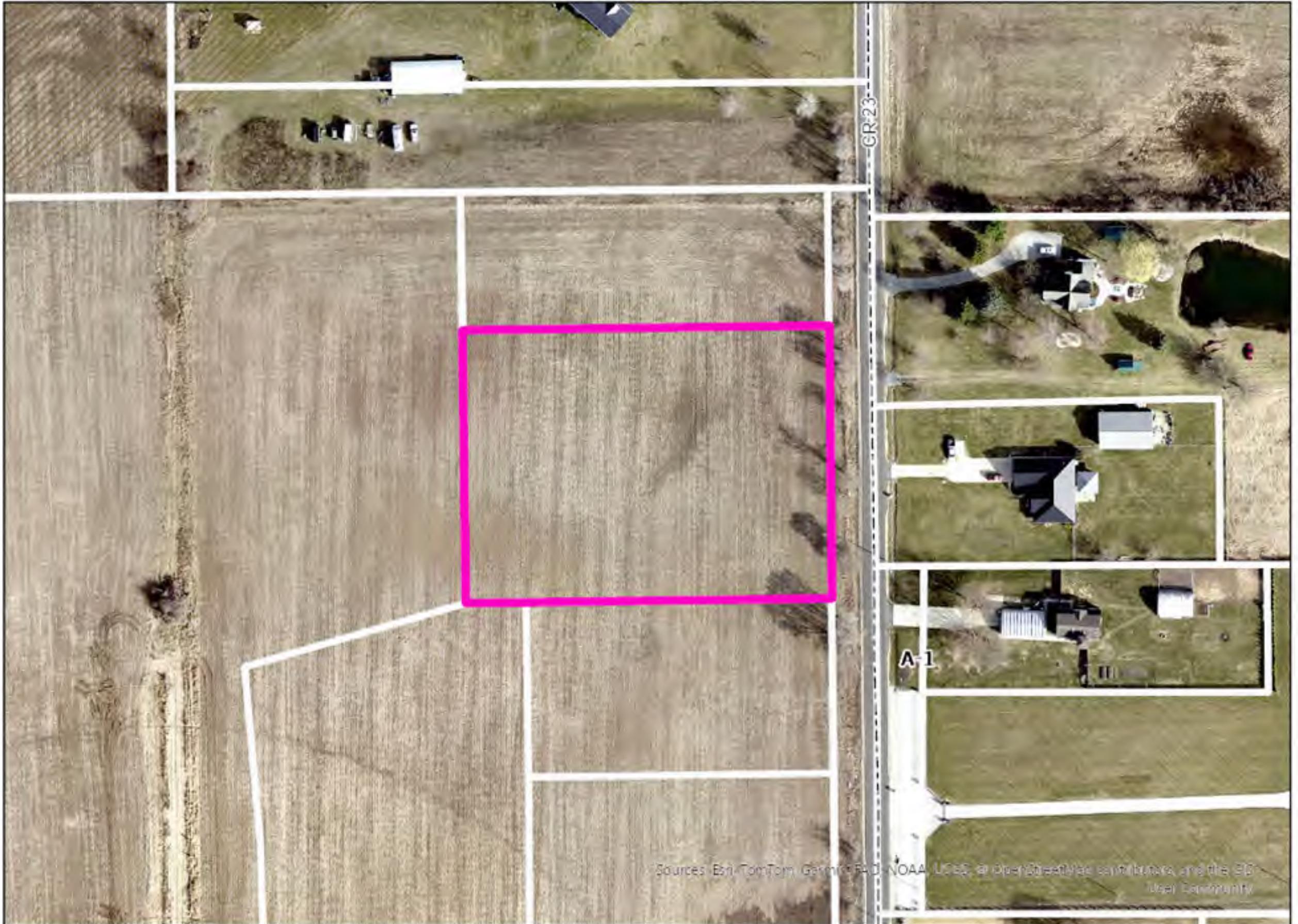
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Supplement to application questionnaire from homeowner.

The proposed pole barn will serve as an extension of our home and will be connected to the residence by a covered patio, creating a unified and functional living space. Its primary use will be to host family and friends for indoor sports, gatherings, and general fellowship, providing a safe and weather-protected environment for recreation. The additional size is necessary to accommodate these group activities comfortably and to ensure the structure remains versatile for community-oriented use. This space is intended to enhance our family's quality of life and strengthen our ability to gather together in a way that is consistent with the character and purpose of our property.

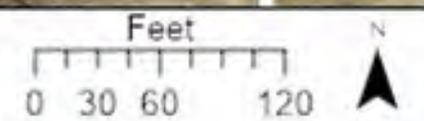
Patrick and Kellie Fox

DV-0063-2026



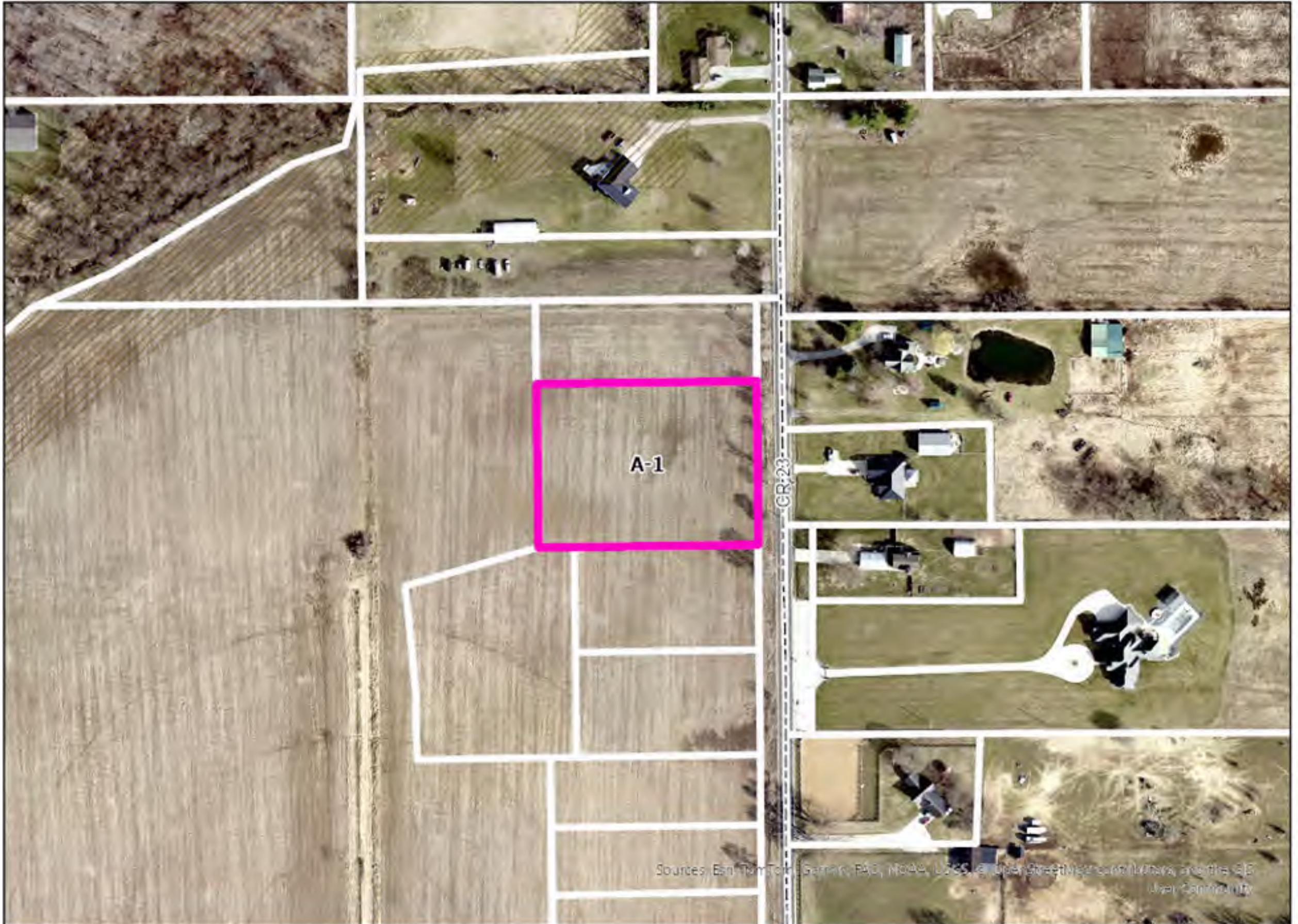
2025 Aerials

1 inch equals 120 ft



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

DV-0063-2026



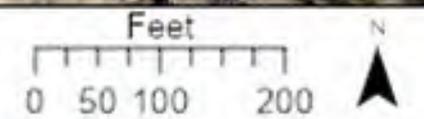
A-1

CR-23

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GEBCO Seafloor Mission

2025 Aerials

1 inch equals 200 ft



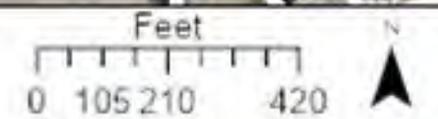
DV-0063-2026



Sources: Ben, Tom, Terry, Gerry, FAO, No. 44, 0329, E. Dye Street (no contribution) and the 315 West 123rd Avenue

2025 Aerials

1 inch equals 400 ft





Subject property



Facing south



Facing north



Facing east

Hearing Officer Staff Report

Prepared by the Department of Planning and Development

Hearing Date: March 18, 2026

Transaction Number: DV-0064-2026.

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

Existing Zoning: A-1.

Petition: For a 25 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:

- None.

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: March 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 2/13/2026) and as represented in the Developmental Variance application.
3. A recorded deed is required showing 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

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

Land Owner

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:

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

CR 11 .6 mi W

CR 13 .4 mi E

US Highway 6

US Highway 6

N



1 CM = 44'

25'

480'

660'

FEB 13 2026

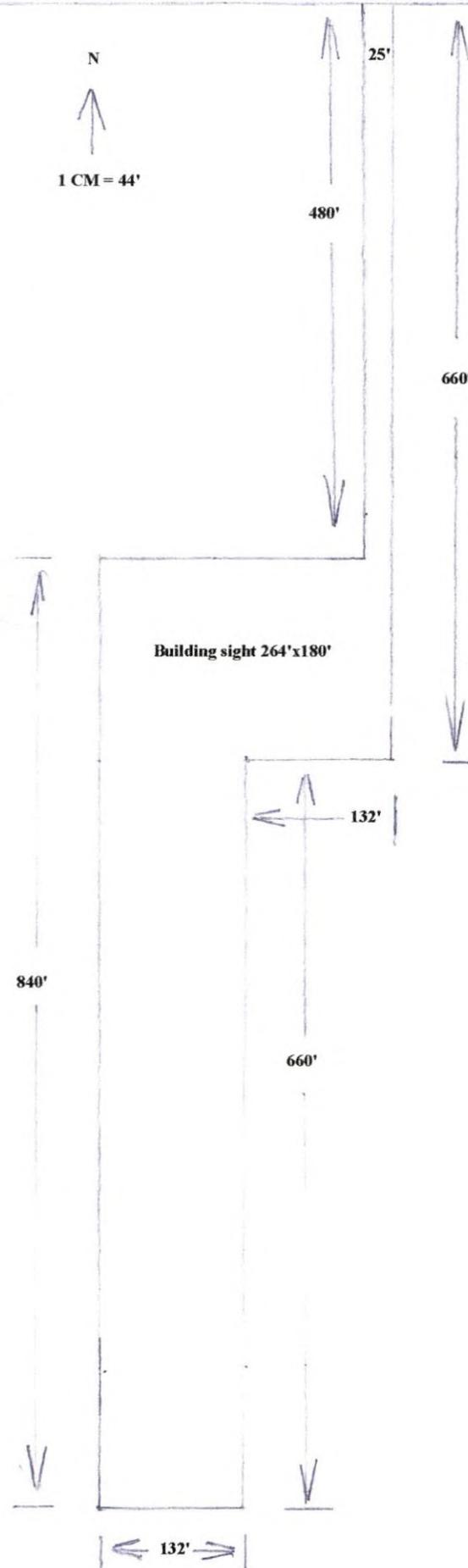
Building sight 264'x180'

132'

840'

660'

132'



Hearing Officer Staff Report

Prepared by the Department of Planning and Development

Hearing Date: March 18, 2026

Transaction Number: DV-0059-2026.

Parcel Number(s): 20-12-26-100-005.000-007.

Existing Zoning: A-1.

Petition: For an 8 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for the construction of a residential addition 112 ft. from the centerline of the right-of-way.

Petitioner: Leon J. Bontrager & Marilyn Bontrager, Husband & Wife.

Location: East side of SR 13, 2,500 ft. south of CR 38, in Clinton Township.

Site Description:

- Physical Improvement(s) – Home, accessory structures.
- Proposed Improvement(s) – Home addition.
- Existing Land Use – Residential, 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 addition will not affect sight distance on SR 13.
2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 3-acre parcel in a low-density residential and agricultural area, and the parcel 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. The layout of the existing home and driveway limits options for the placement of an addition.

Hearing Officer Staff Report (Continued)

Hearing Date: March 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 2/13/2026) 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-0059-2026

Developmental Variance - Developmental Variance

Date: 02/13/2026 Meeting Date: March 18, 2026
Board of Zoning Appeals Public Hearing Transaction #: DV-0059-2026

Description: for an 8 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for the construction of an addition to an existing residence 112 ft. from the centerline of the right-of-way

<u>Applicant</u>	<u>Authorized Agent</u>	<u>Land Owner</u>
Freedom Builders 54824 Cr 33 Middlebury, IN 46540	Freedom Builders 54824 Cr 33 Middlebury, IN 46540	Leon J. Bontrager And Marilyn Bontrager, Husband And Wife 65480 State Road 13 Millersburg, IN 465439734

Site Address: 65480 State Road 13 Millersburg, IN 46543	Parcel Number: 20-12-26-100-005.000-007
--	---

Township: Clinton
Location: EAST SIDE OF SR 13, 2,500 FT. SOUTH OF CR 38

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

Lot Area: 3.00	Frontage: 200.90	Depth: 655.71
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Zoning: A-1	NPO List:
-------------	-----------

Present Use of Property: RESIDENTIAL

Legal Description:

Comments: PARCEL CREATED 1/27/1987
RESIDENCE = 2,604 SQ FT X 200% = 5,208 SQ FT

Applicant Signature:	Department Signature:
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Developmental Variance — Questionnaire

Name: Leon & Marilyn Bontrager

1) Tell us what you want to do. DV to allow for a residential addition 112' from the CL of State Road 13, where 120' is required

2) Tell us why you can't change what you're doing so you don't need a variance. Due to the location and layout of the existing home, we are limited to where the living room addition can be, and shortening it will make the use of space unpractical

3) Tell us why the variance won't hurt your neighbors or the community. This is in a rural residential/agricultural area and the property will remain residential/agricultural in use

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: 20'x20' (400 sq ft)
Tell us what you'll use it for. Living Room

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

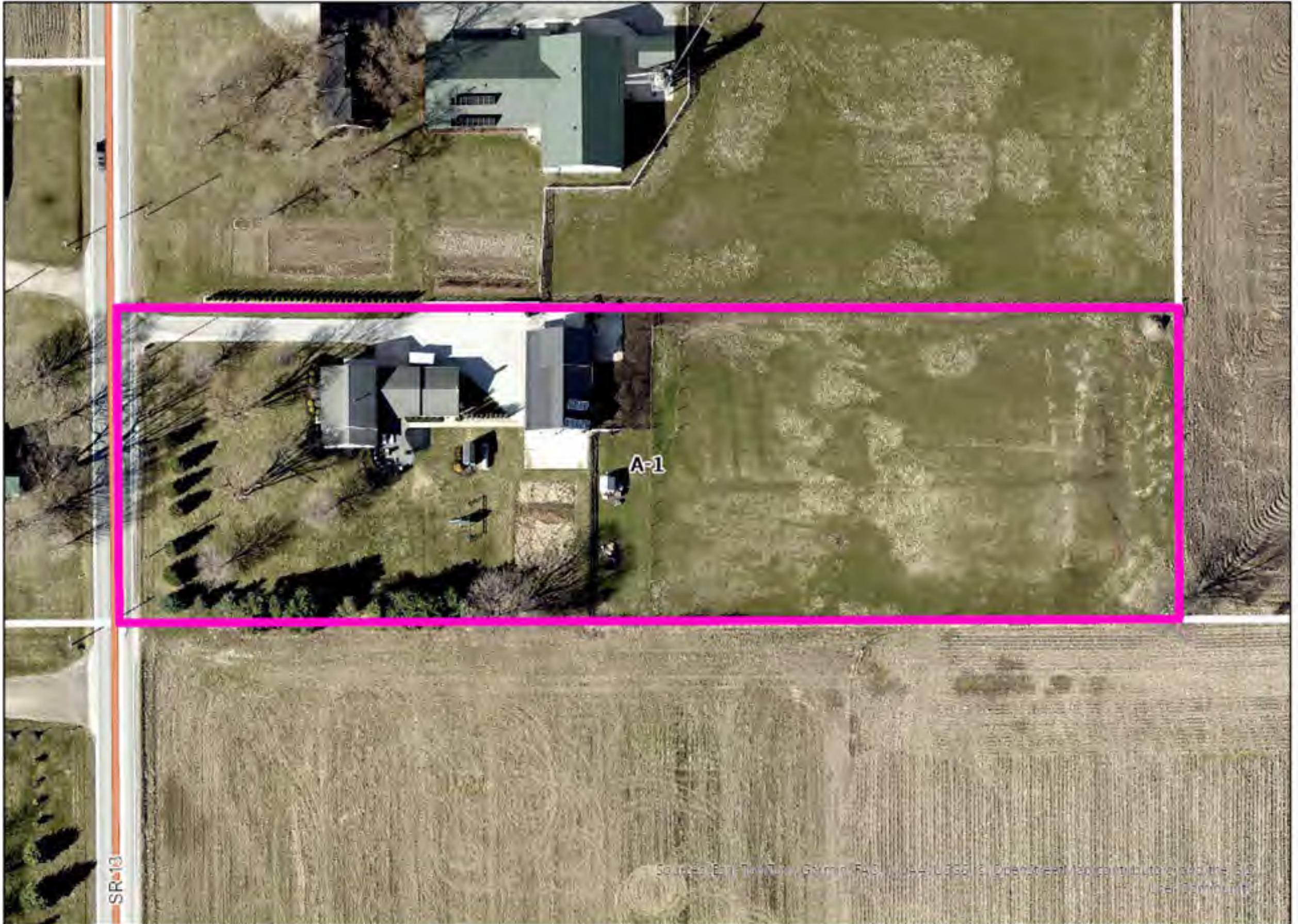
Sign 2 Dimensions (length and width): _____
Existing? Y N Double faced? Y N
Electronic message board? Y N If no, lighted? Y N
Freestanding? Y N Wall mounted? Y N

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. _____

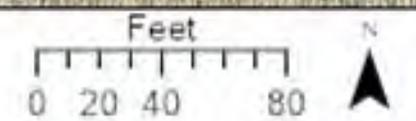
9) Tell us anything else you want us to know. _____

DV-0059-2026



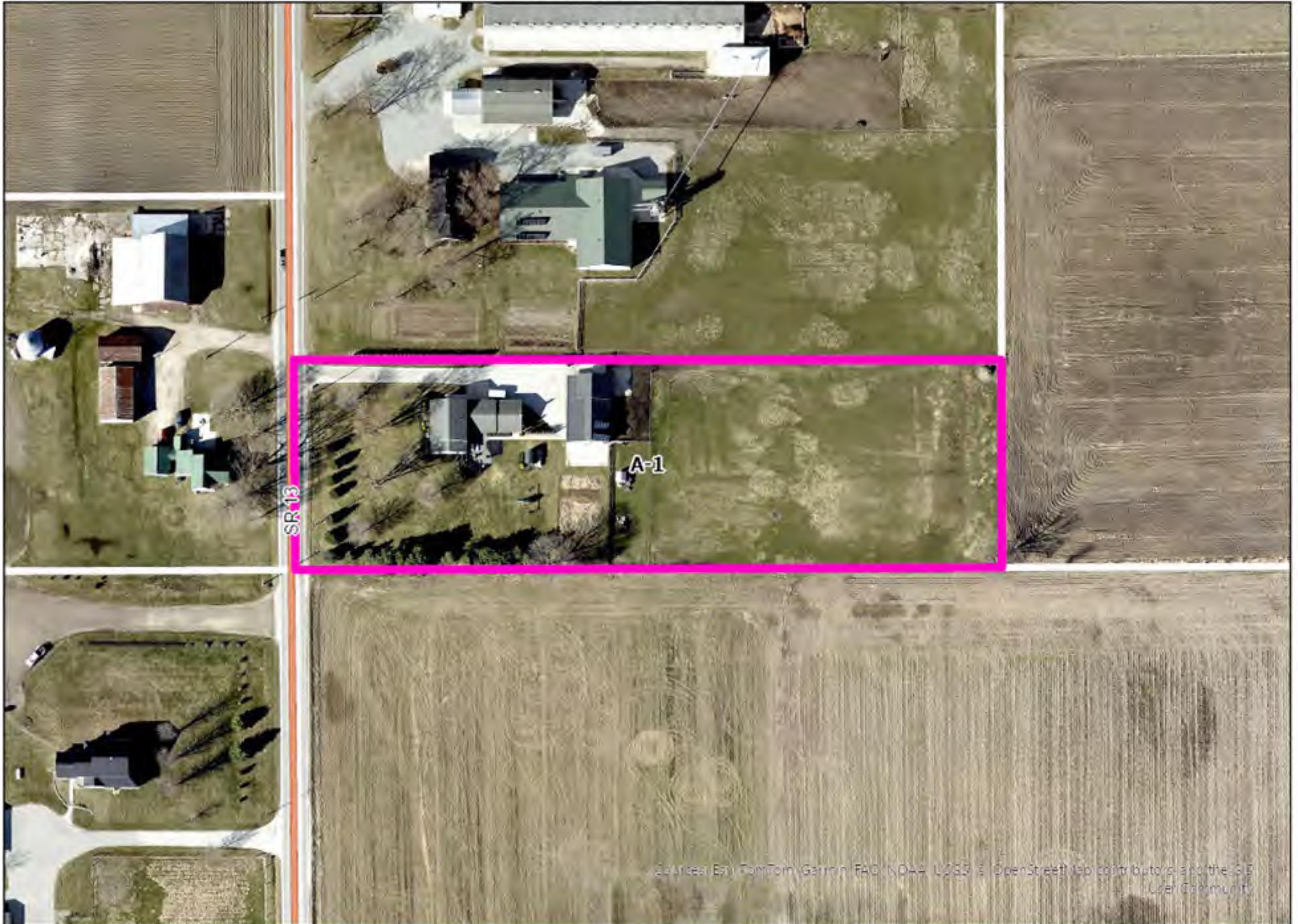
2025 Aerials

1 inch equals 80 ft



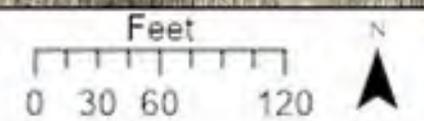
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DV-0059-2026

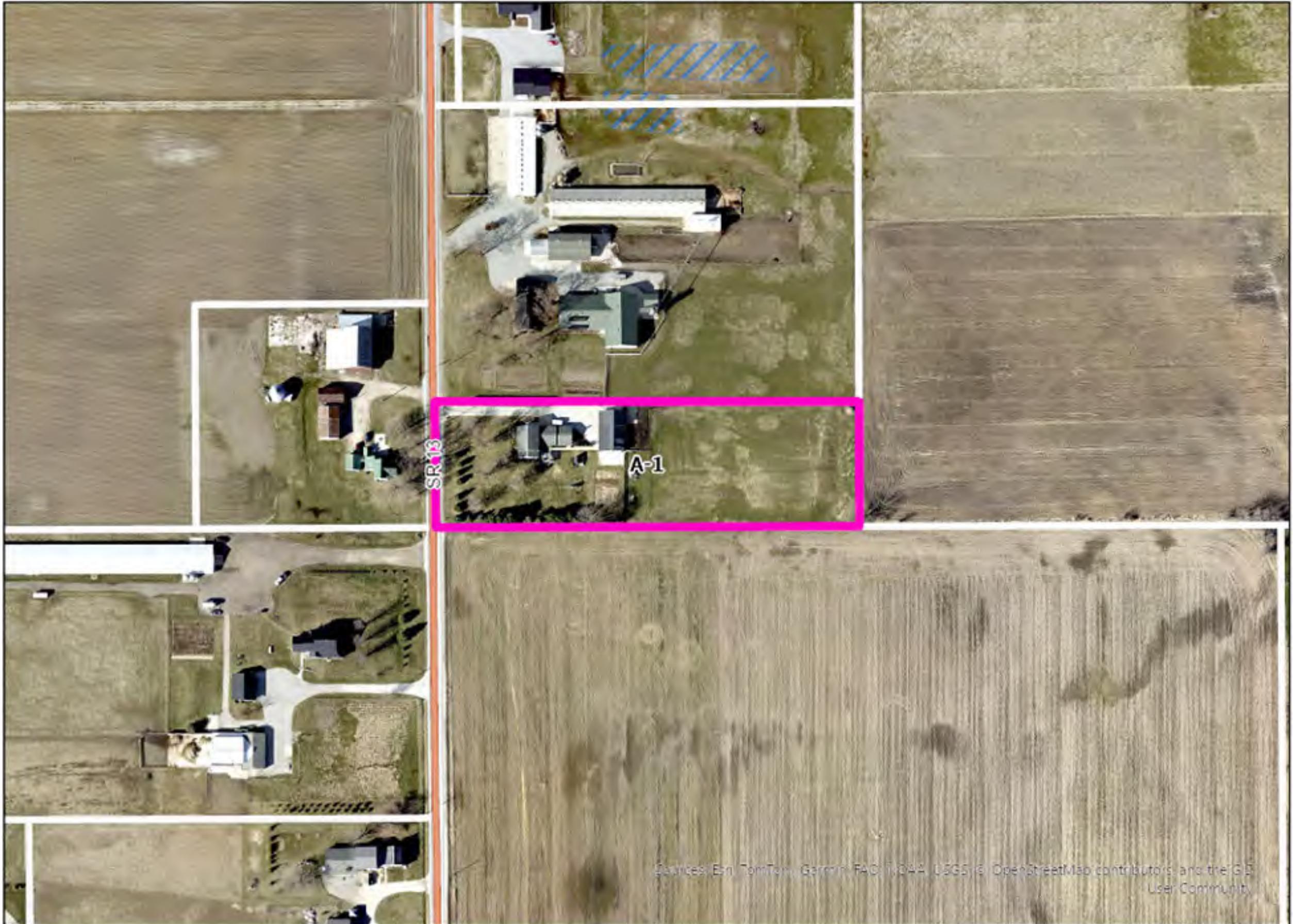


2025 Aerials

1 inch equals 120 ft

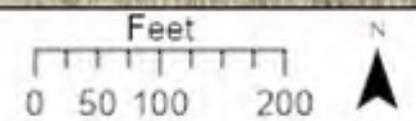


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2025 Aerials

1 inch equals 200 ft



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



Subject property



Facing north

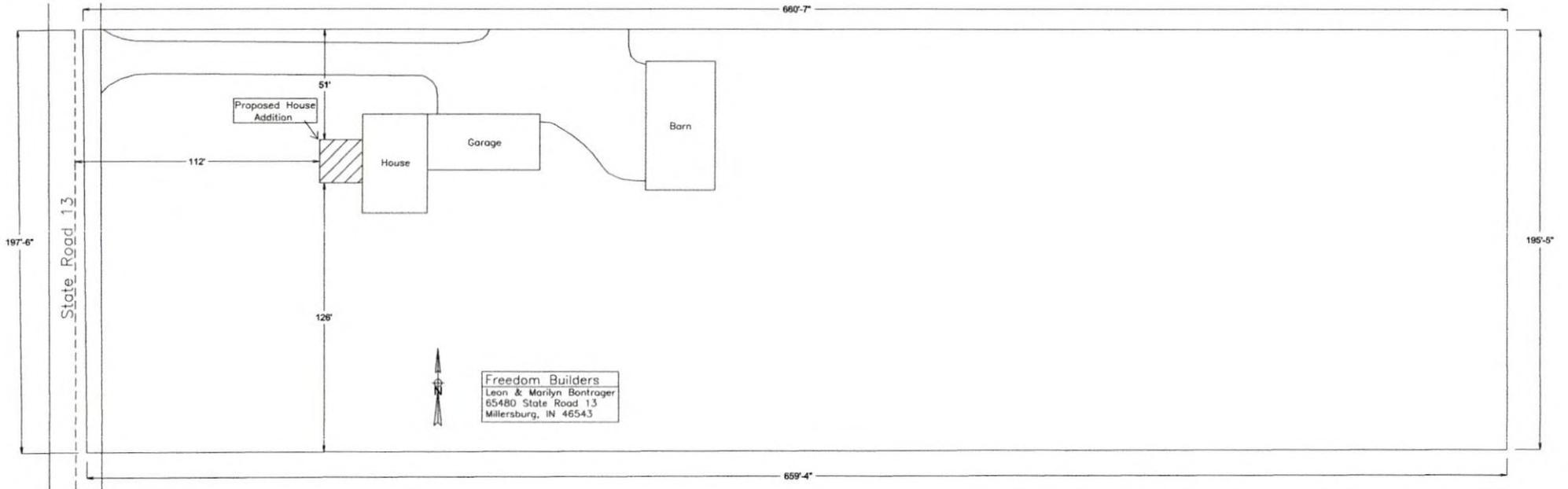


Facing south



Facing west

FEB 13 2026



Hearing Officer Staff Report

Prepared by the Department of Planning and Development

Hearing Date: March 18, 2026

Transaction Number: SUP-0032-2026.

Parcel Number(s): 20-05-23-102-002.000-001.

Existing Zoning: A-1.

Petition: 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.

Petitioner: Scot W. Davis.

Location: South side of CR 18, 1,025 ft. east of CR 1, in Baugo Township.

Site Description:

- Physical Improvement(s) – Home, accessory structures.
- Proposed Improvement(s) – Mobile home.
- Existing Land Use – Residential.
- Surrounding Land Use – Residential, agricultural.

History and General Notes:

- **February 14, 2007** – The Hearing Officer approved a Developmental Variance to allow the square footage of accessory structures to exceed the square footage of the primary structure.

Staff Analysis:

For a Special Use for a mobile home, staff finds that:

1. The Special Use will be consistent with the spirit, purpose, and intent of the Development Ordinance. A Special Use for a mobile home used as an accessory dwelling for an infirm relative is allowed in the A-1 zone.
2. The Special Use will not cause substantial and permanent injury to the appropriate use of neighboring property. This is a 5-acre parcel in a low-density residential and agricultural area, and the property will remain residential in character.
3. The Special Use will substantially serve the public convenience and welfare by providing a temporary housing option for an infirm relative.

Hearing Officer Staff Report (Continued)

Hearing Date: March 18, 2026

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

1. The request is approved subject to Staff renewal every three (3) years and with a one (1) year review to verify compliance with the following:
 - a. The mobile home shall be adequately stabilized and skirted and have tie-downs installed.
 - b. The water supply and sewage disposal system shall be installed in accordance with County Health Department specifications.
 - c. Adequate provisions for storage shall be provided at all times to eliminate exterior storage of personal property, tools, and vehicles, except licensed motor vehicles.
 - d. At all times, the premises shall be kept free of abandoned junk vehicles and parts thereof as described by Indiana State Law.
2. The Elkhart County Advisory Board of Zoning Appeals approval shall not be effective until the Commitment form has been executed, recorded, and returned to the Elkhart County Advisory Board of Zoning Appeals staff for placement in the petition file.

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

1. The request is approved in accordance with the site plan submitted (dated 1/21/2026) and as represented in the Special Use application.
2. The mobile home must be removed from the site once the infirm relative is no longer there.

For a Developmental Variance to allow for the placement of a mobile home within 300 ft. of a residence, staff finds that:

1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. The mobile home will be used as a temporary accessory dwelling.
2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 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. Without the benefit of the variance, the proposed mobile home could not be used as an accessory dwelling.

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 1/21/2026) 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

Special Use - Mobile Home

SUP-0032-2026

Date: 01/21/2026

Meeting Date:

March 18, 2026

Board of Zoning Appeals Public Hearing

Transaction #:

SUP-0032-2026

Description: 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.

Contacts: Applicant

Scot W. Davis
29800 County Road 18
Elkhart, IN 46517

Land Owner

Scot W. Davis
29800 County Road 18
Elkhart, IN 46517

Site Address: 29800 County Road 18
Elkhart, IN 46517

Parcel Number: 20-05-23-102-002.000-001

Township: Baugo

Location: South Side Of County Road 18, 890 Feet East Of County Road 1

Subdivision:

Lot #

Lot Area: 4.90 Frontage: 268.00 Depth: 800.00

Zoning: A-1

NPO List:

Present Use of Property: RESIDENTIAL

Legal Description:

Comments: PARCEL CREATION DATE: 4/3/98
SEE DEVELOPMENTAL VARIANCE FOR DAVE LUNDGRUN (20071144) APPROVED 2/14/07 BY HO TO ALLOW FOR THE TOTAL SQUARE FOOTAGE OF AN ACCESSORY STRUCTURE TO EXCEED THAT OF THE PRIMARY.

Applicant Signature:

Department Signature:

Special Use for a Mobile Home — Questionnaire

Name: Scot Davis

1) Is there an existing main residence already on the property? Y N
If yes, tell us who will live in the existing main residence. Scot & Allison Davis

2) Tell us who will live in the mobile home. sister, Patricia Boscamp

3) Is the mobile home needed because of a hardship like poor health, age, or an emergency? Y N
If yes, tell us about it. Patricia needs a residence because she has escaped a domestic violence situation.

4) Tell us why the mobile home won't hurt your neighbors or the community. It will meet all required building setbacks. The home will be purchased brand new. There are other manufactured homes within 1 mile.

5) Does the mobile home need its own well and septic? Well: Y N Septic: Y N
Does the mobile home 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

6) Tell us the size of the mobile home. 16 x 66

7) Tell us the year of the mobile home. 2026

8) Tell us anything else you want us to know. Patricia also has children. She will also assist Allison with her future health care. Allison has an incurable auto immune disease.

Developmental Variance — Questionnaire

Name: Allison Davis

1) Tell us what you want to do. build a mobile home

2) Tell us why you can't change what you're doing so you don't need a variance. best option for placement of mobile home

3) Tell us why the variance won't hurt your neighbors or the community. because their home doesn't hurt me. We purchased this home being told were zoned for addition dwelling option and this is what we can afford.

4) Does the property need well and septic? Well: Y N Septic: Y N It will mate our house and shop
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: _____
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): _____

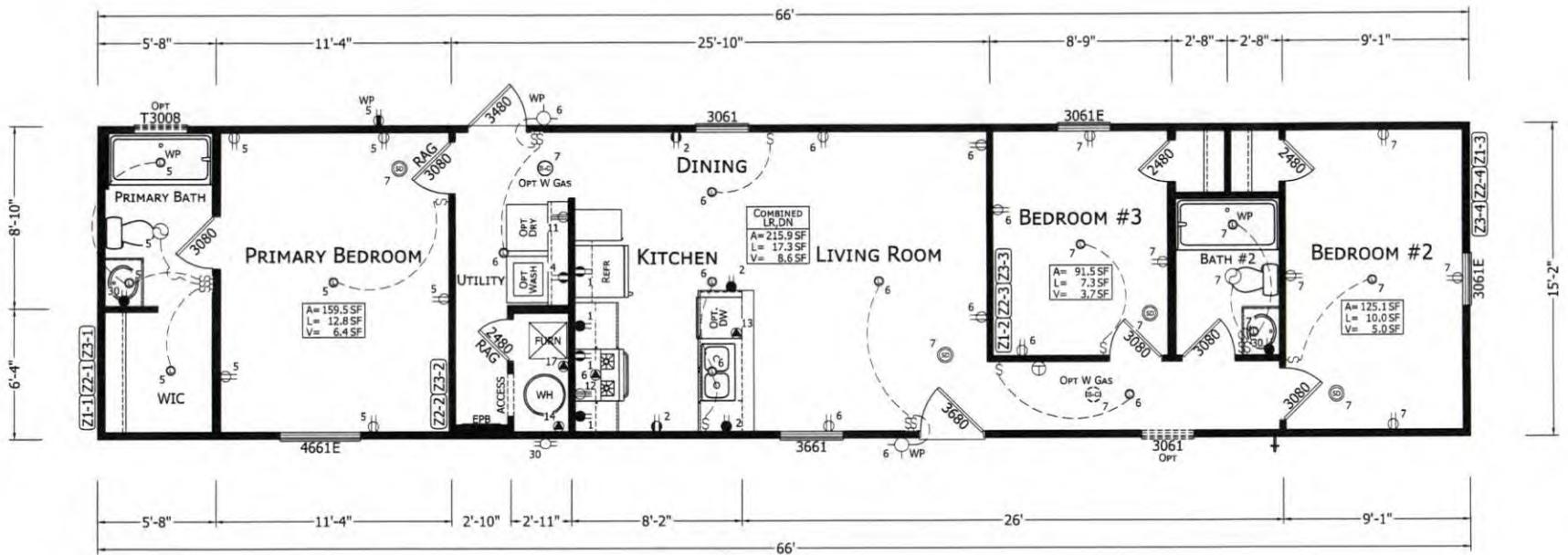
Existing? Y N Double faced? Y N

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. I am disabled and trying to be able to afford for my sister to move on my property to help me and to help her get out of a domestic violence situation.



CHAMPION
HOME BUILDERS

755 W. BIG BEAVER ROAD, SUITE 1000 TROY, MI 48064
PHONE: 248-614-8200

MODIFICATIONS

PROJECT: 1666H32P01
66'-0" x 15'-2"
3 BD 2 BT

DRAWN BY: S. BLANCHARD
DATE: 02-09-24
SCALE: 3/16" = 1'-0"

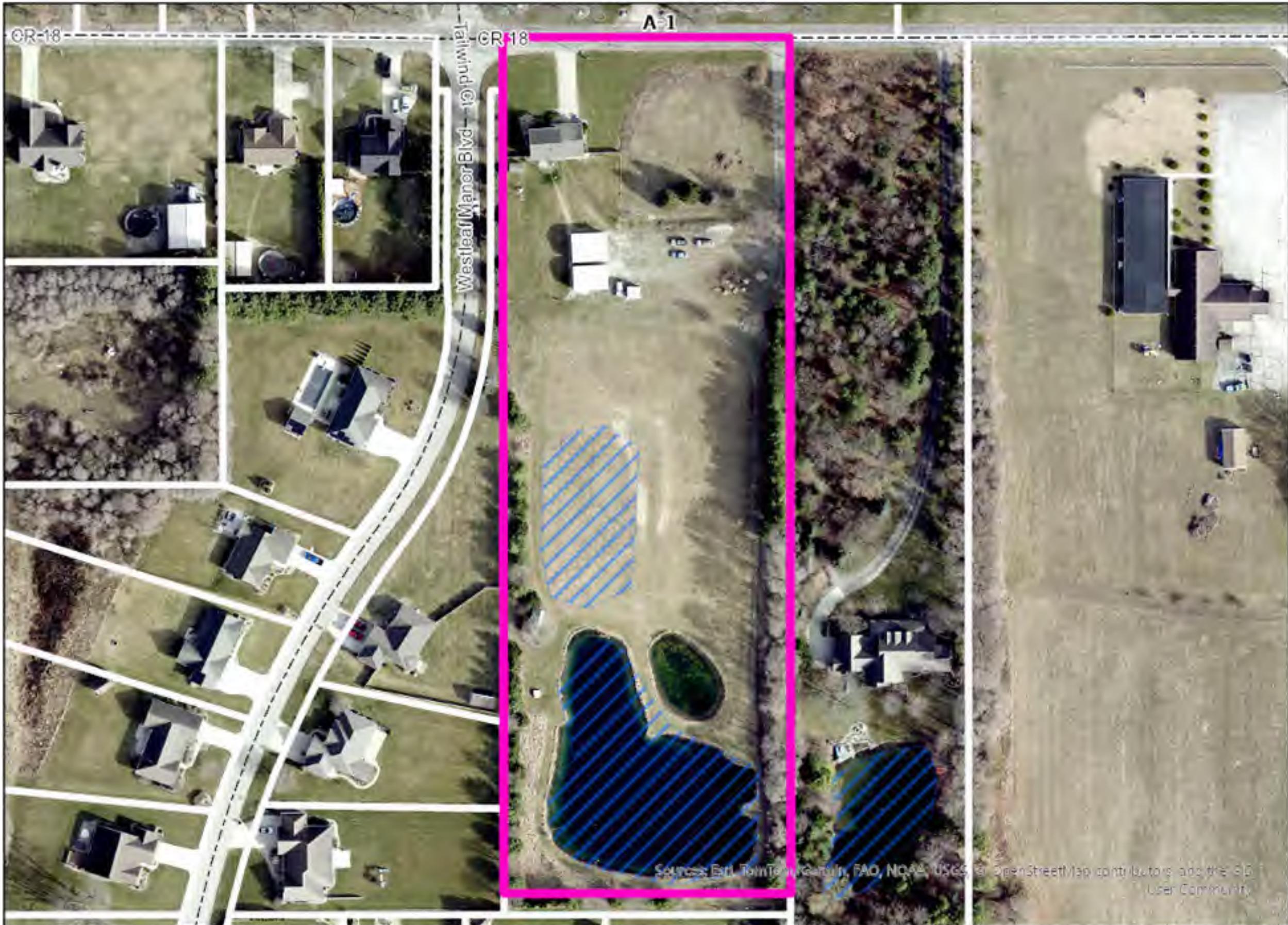
TITLE: FLOOR PLAN
ELECTRICAL PLAN

FILENAME: 000-1666H32P01

SHEET: AE-101

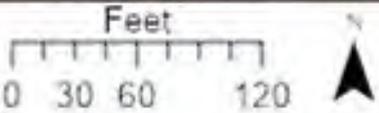
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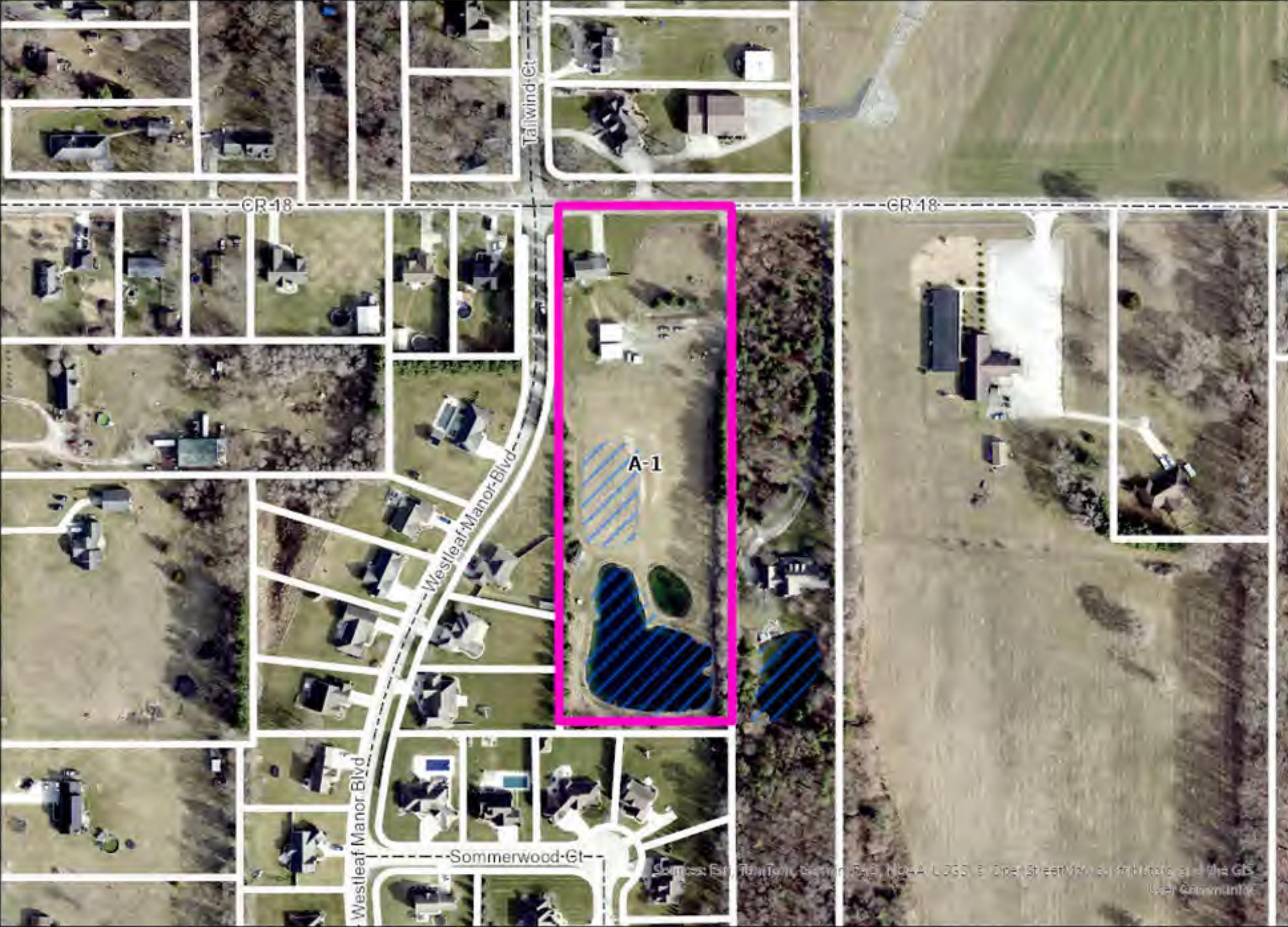
SUP-0032-2026



2025 Aerials

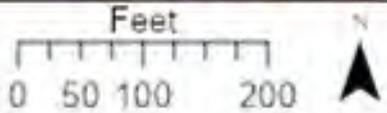
1 inch equals 120 ft



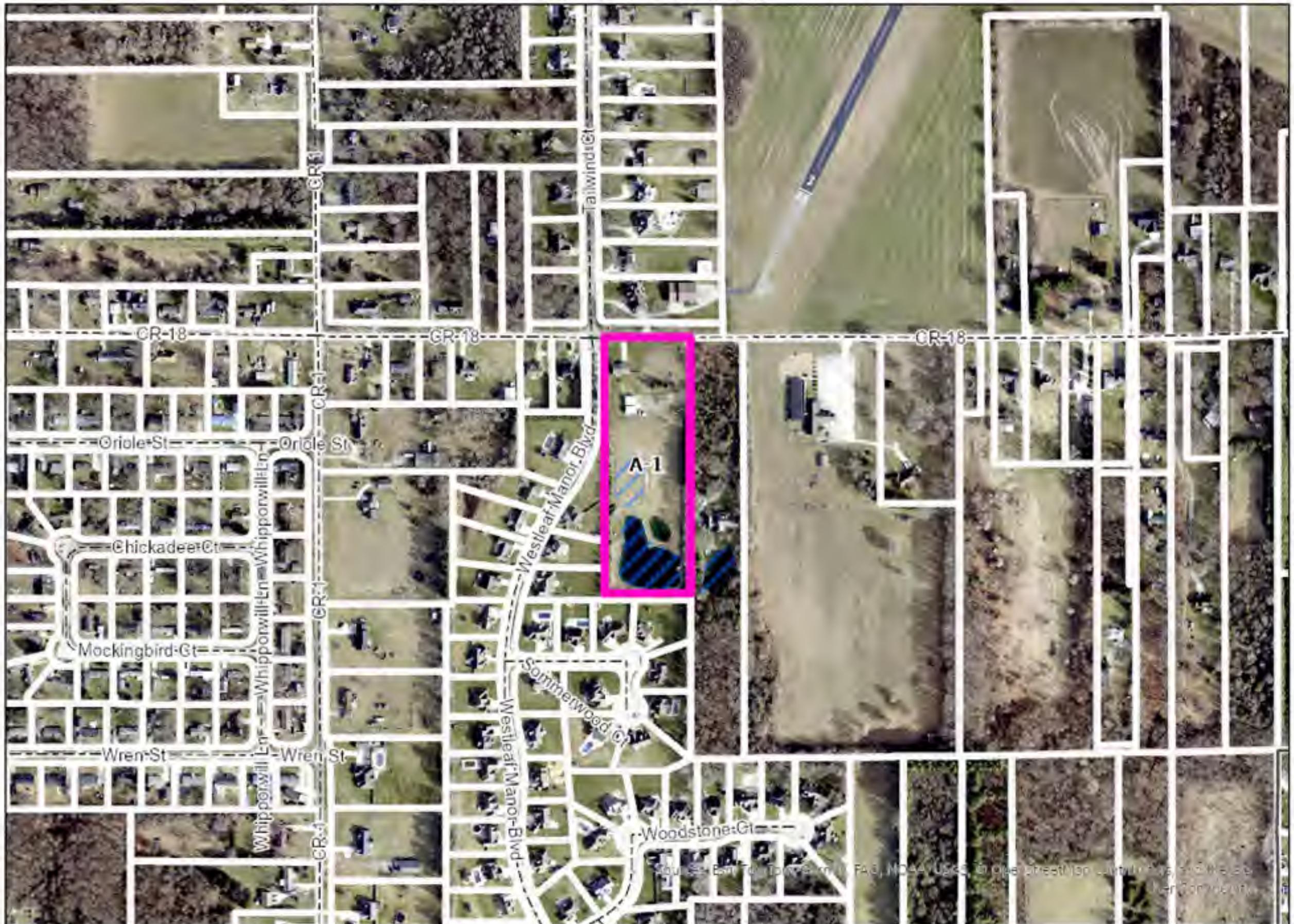


2025 Aerials

1 inch equals 200 ft

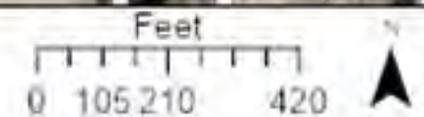


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2025 Aerials

1 inch equals 400 ft



Co RD 18

268

67

Westleaf

electric

60'

92'

New pole electric

131

181

Concrete Driveway

181

84

Well 121

108

27

Mobile 14x66

House 46

24

8x12

Pole barn 38x50

← Z

824

AG 1 30 20

177

820

187

184

Septic

AG 2 30 19

487

630

Neighbor

567

pond

JAN 21 2026

Neighbor

675

Pond

268

Neighbor

712

Neighbor

Neighbor

County Rd 18

Westward Manor 30 ft leeward

Well

40' x 24' 800 CE 15
60 STOP

60 60 60

FILE BLOC

BICE BLOC

Collection Tank

DS#1

43 Septic

DS#3

60

622'

POND

POND



1" = 80'

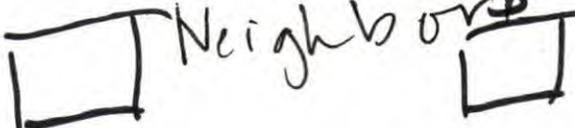
Neighbors



Neighbor

JAN 21 2026

Neighbors





Subject property



Facing west



Facing east



Facing north