

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

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

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

9:00 A.M.

- | | |
|----|---|
| A. | Petitioner: <i>Ted R. Selman & Sheila Selman, Husband & Wife</i> (Page 1)
Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right and for a 60 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for an existing residence 60 ft. from the centerline of the right-of-way.
Location: East side of SR 15, 360 ft. North of CR 42, common address of 66424 SR 15 in Elkhart Township, zoned R-1. DV-0545-2026 |
| B. | Petitioner: <i>Matthew E. Heflin & Shannan L. Heflin, Husband & Wife</i> (Page 2)
Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
Location: East side of CR 19, 410 ft. South of SR 119, common address of 63574 CR 19 in Elkhart Township, zoned A-1. DV-0570-2026 |
| C. | Petitioner: <i>Randy Lee Lehman & Ashley Nicole Lehman, Husband & Wife</i> (Page 3)
Petition: for a 5 ft. Developmental Variance (Ordinance allows 25 ft.) to allow for an accessory structure 30 ft. in height.
Location: North side of CR 14, 2,325 ft. West of CR 31, common address of 16443 CR 14 in Jefferson Township, zoned A-1. DV-0578-2026 |
| D. | Petitioner: <i>Stonewood Group, LLC</i> (Page 4)
Petition: for a 29 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an existing accessory structure 21 ft. from the centerline of the right-of-way, and for a 2 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an existing accessory structure 3 ft. from the north side property line.
Location: West side of E. Indiana Lake Rd., 50 ft. South of Church Rd., West of CR 23, common address of 50697 E. Indiana Lake Rd. in Washington Township, zoned R-2. DV-0592-2026 |

E. Petitioner: *Husband & Wife* (Page 5)
 Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
 Location: East side of Melissa Dr., 340 ft. North of CR 18, East of CR 23, common address of 57940 Melissa Dr. in Jefferson Township, zoned A-1. DV-0605-2026

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: October 14, 2026

Transaction Number: DV-0545-2026.

Parcel Number(s): 20-11-34-152-014.000-014 & 20-11-34-152-015.000-014.

Existing Zoning: R-1.

Petition: For a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right and for a 60 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for an existing residence 60 ft. from the centerline of the right-of-way.

Petitioner: Ted R. Selman & Sheila Selman, Husband & Wife.

Location: East side of SR 15, 360 ft. north of CR 42, in Elkhart Township.

Site Description:

- Physical Improvement(s) – Residence, accessory structures.
- Proposed Improvement(s) – Accessory structure.
- 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 accessory request is 391 sq. ft., or 16 percent, over what is allowed, and all other development standards pertaining to the proposed structure are met. The existing home has stood at its location since 1925 with no risk to public health or safety.
2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 0.92-acre parcel in a medium-density 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. Strict application would prevent a building size typical of residential communities with low and medium density.

Hearing Officer Staff Report (Continued)

Hearing Date: October 14, 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 8/20/2026) 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: 08/20/2026 Meeting Date: October 14, 2026 Transaction #: DV-0545-2026
Board of Zoning Appeals Public Hearing

Description: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right and for a 60 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for an existing residence 6 ft. from the centerline of the right-of-way.

Contacts: <u>Applicant</u>	<u>Authorized Agent</u>	<u>Land Owner</u>
Zimmerman'S Construction 64470 State Road 19 Goshen, IN 46526	Zimmerman'S Construction 64470 State Road 19 Goshen, IN 46526	Ted R. Selman And Shiela Selman, Husband And Wife 66424 State Road 15 Goshen, IN 46526

Site Address: 66424 State Road 15 Goshen, IN 46526	Parcel Number: 20-11-34-152-014.000-014 20-11-34-152-015.000-014
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Township: Elkhart
Location: East Side Of Sr 15, 360 FT North Of County Road 42

Subdivision: FAIRLAWN	Lot # 30
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Lot Area: 0.92	Frontage: 135.00	Depth: 285.00
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Zoning: R-1	NPO List: 10/01/2026
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Present Use of Property: RESIDENTIAL

Legal Description:

Comments: RESIDENCE = 2245 SQ FT X 110 % = 2469 SQ FT - 240 SQ FT (GARAGE), PROPOSED STRUCTURE 2,400 SQ FT, WHICH IS AN OVERAGE OF 171 SQ FT.

Applicant Signature:	Department Signature:
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Developmental Variance — Questionnaire

Name: Tony Berkshire For Ted Selman

1) Tell us what you want to do. BUILD A STORAGE BUILDING FOR SEVERAL VEHICLES,
MOTORCYCLE, MISC STORAGE

2) Tell us why you can't change what you're doing so you don't need a variance. WITH WHAT NEEDS
STORED 40x60 MAKES THE MOST SENSE

3) Tell us why the variance won't hurt your neighbors or the community. BUILDING IS BACK BY
THE RAILROAD. WON'T BLOCK ANY VIEWS WHATSOEVER

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: 40x60, 23'6" PEAK HEIGHT

Tell us what you'll use it for. 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

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. _____

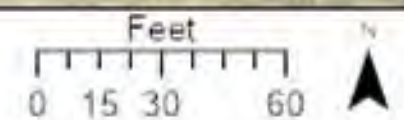
9) Tell us anything else you want us to know. _____

DV-0545-2026

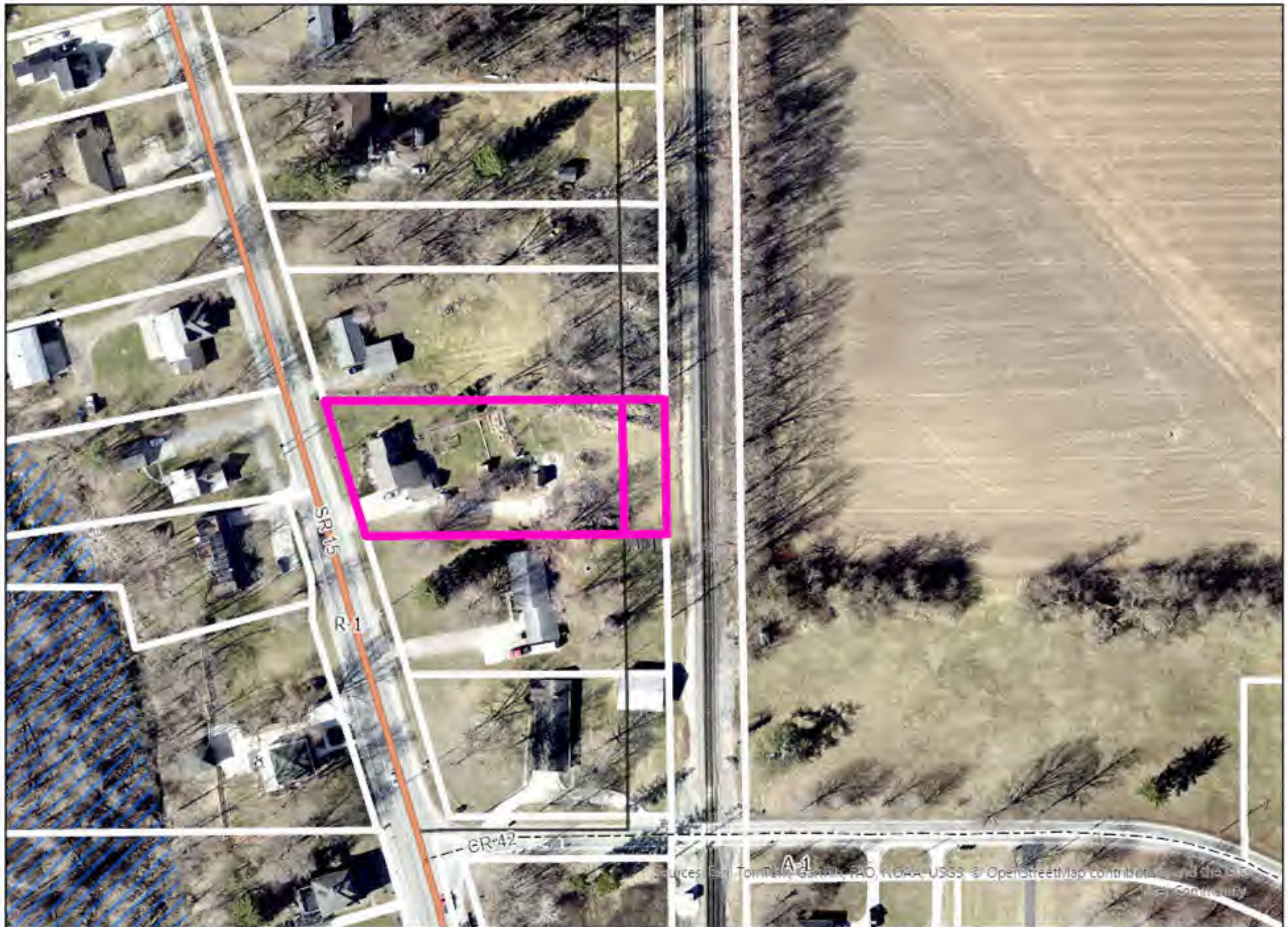


2025 Aerials

1 inch equals 60 ft

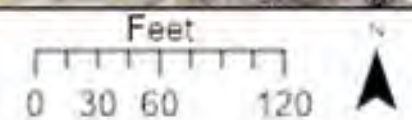


DV-0545-2026



2025 Aerials

1 inch equals 120 ft

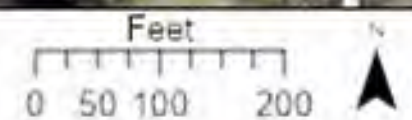


DV-0545-2026



2025 Aerials

1 inch equals 200 ft





Subject property



Facing north



Facing south



Facing west

PARCEL ID- 20-11-34-152-014.000-014
PROPERTY ADDRESS- 66424 STATE RD. 15, GOSHEN, IN. 46526
OWNER- TED & SHEILA SELMAN
TOTAL ACREAGE- 0.92



EXISTING HOME

NEW 40 x 60
POLE BARN

46' 1 9/16"

32' 11 11/16"

40' 1 1/16"



~30

~34

~60
CL

SP 15

Hearing Officer Staff Report

Prepared by the Department of Planning and Development

Hearing Date: October 14, 2026

Transaction Number: DV-0570-2026.

Parcel Number(s): 20-11-17-301-006.000-014.

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: Matthew E. Heflin & Shannan L. Heflin, Husband & Wife.

Location: East side of CR 19, 410 ft. south of SR 119, in Elkhart Township.

Site Description:

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

History and General Notes:

- **September 23, 2026** – A replat of lots 7 and 8 of Hay's Farm Subdivision to reduce the platted front setback was submitted.

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 773 sq. ft., or 77 percent, over what is allowed by right, a result of the small size of the home.
2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 0.92-acre property in a medium-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. Other neighboring properties contain accessory structures of similar scale.

Hearing Officer Staff Report (Continued)

Hearing Date: October 14, 2026

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

1. A variance from the developmental standards of the Development Ordinance is void unless a subdivision plat is recorded within 180 calendar days from the date of the grant.
2. A recorded deed for the new single lot is required.
3. The request is approved in accordance with the site plan submitted (dated 9/8/2026) 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: 08/31/2026 Meeting Date: October 14, 2026 Transaction #: DV-0570-2026
Board of Zoning Appeals Public Hearing

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>
Pacemaker Buildings, Inc. Po Box 259 North Webster, IN 46555	Pacemaker Buildings, Inc. Po Box 259 North Webster, IN 46555	Matthew E. Heflin And Shannan L. Heflin, Husband & Wife 63574 County Road 19 Goshen, IN 46526

Site Address: 63574 County Road 19 Goshen, IN 46526	Parcel Number: 20-11-17-301-006.000-014
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Township: Elkhart
Location: East side of County Road 19, 410 ft. South of SR 119

Subdivision: HAYS FARM SD	Lot # 8
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Lot Area: 0.90	Frontage: 200.00	Depth: 200.00
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Zoning: A-1	NPO List: 10/01/2026
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Present Use of Property: RESIDENTIAL

Legal Description:

Comments: STORAGE EQUATION:
RESIDENCE 912 SQ. FT X 110% = 1,003 SQ. FT.
MINUS (480) GARAGE
MINUS (96) SHED
MINUS (1200) PROPOSED ACCESSORY STRUCTURE
= -772 SQ. FT.
THE APPLICANT WAS MADE AWARE OF THE 125 FT. FRONT SETBACK PLATTED AND WILL DECIDE WHETHER TO REPLAT OR MOVE THE BUILDING.

Applicant Signature:	Department Signature:
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Application

Site address: 63574 CR19 Goshen, IN 46526

Parcel number(s): 20-11-17-301-006-000-014

Current property owner

Name: Mathew + Shannan Heflin

Address: 63574 CR19 Goshen, IN 46526

Phone: 574-849-7030 Email: heflin78@gmail.com

Other party ☒ Agent ☐ Buyer ☐ Land contract purchaser ☐ Lessee

Name: Kurt Hochstetler

Address: 7240 N SR 13 PO Box 259 North Webster IN 46553

Phone: 574-238-2730 Email: khochstetler@pacemaker-buildings.com

By signing below, I understand that if my application is approved, there may be conditions that will have to be met before approval is final and building permits can be started. I also understand that the conditions may include a commitment that the property owner is responsible for completing and returning.

Signature of current property owner or authorized agent: [Signature]

Staff Use Only

Description:

Parcel creation date:

Subdivision required? ☐ Y ☐ N If yes, ☐ AS ☐ Minor ☐ Major

Residential accessory breakdown, if applicable:

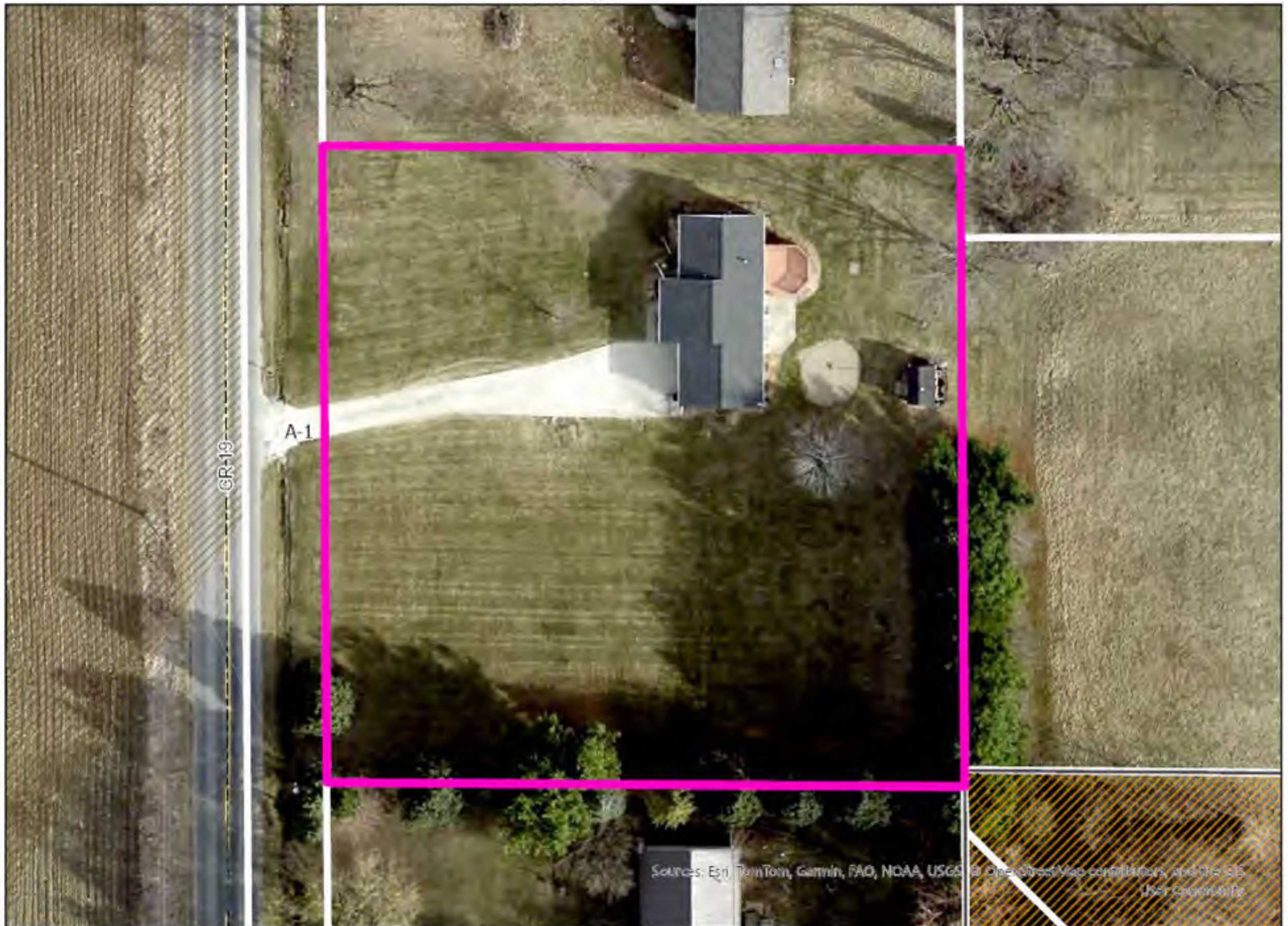
Location: N S E W corner side end of _____, _____ ft. N S E W of _____, in _____ Township

Frontage: _____ Depth: _____ Area: _____ acres

Subdivision and lot number, if applicable:

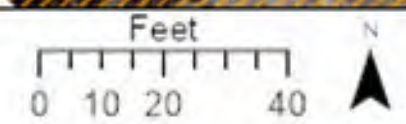
Present use:

DV-0570-2026



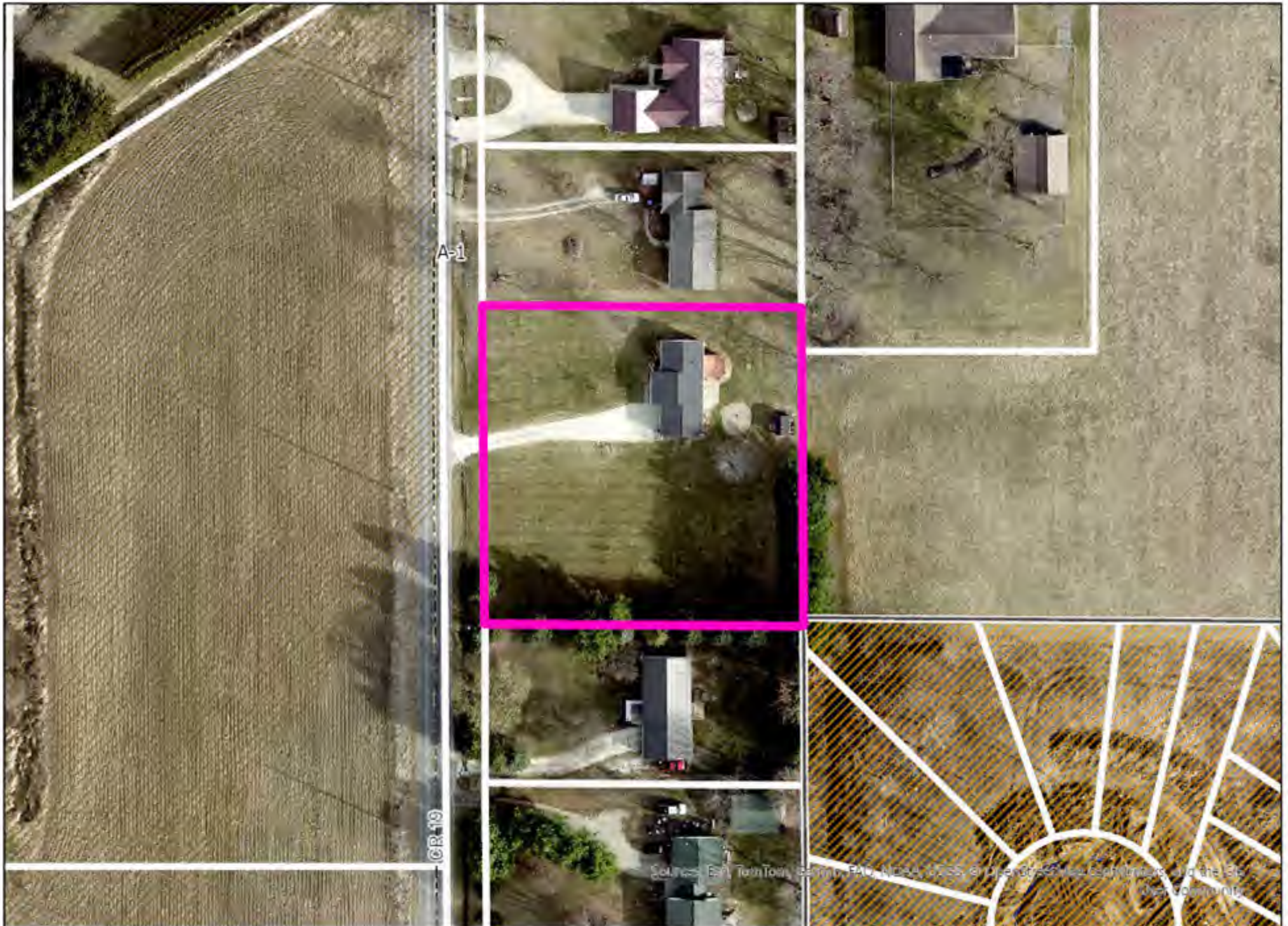
2025 Aerials

1 inch equals 40 ft



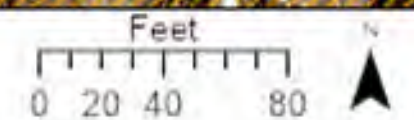
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community

DV-0570-2026

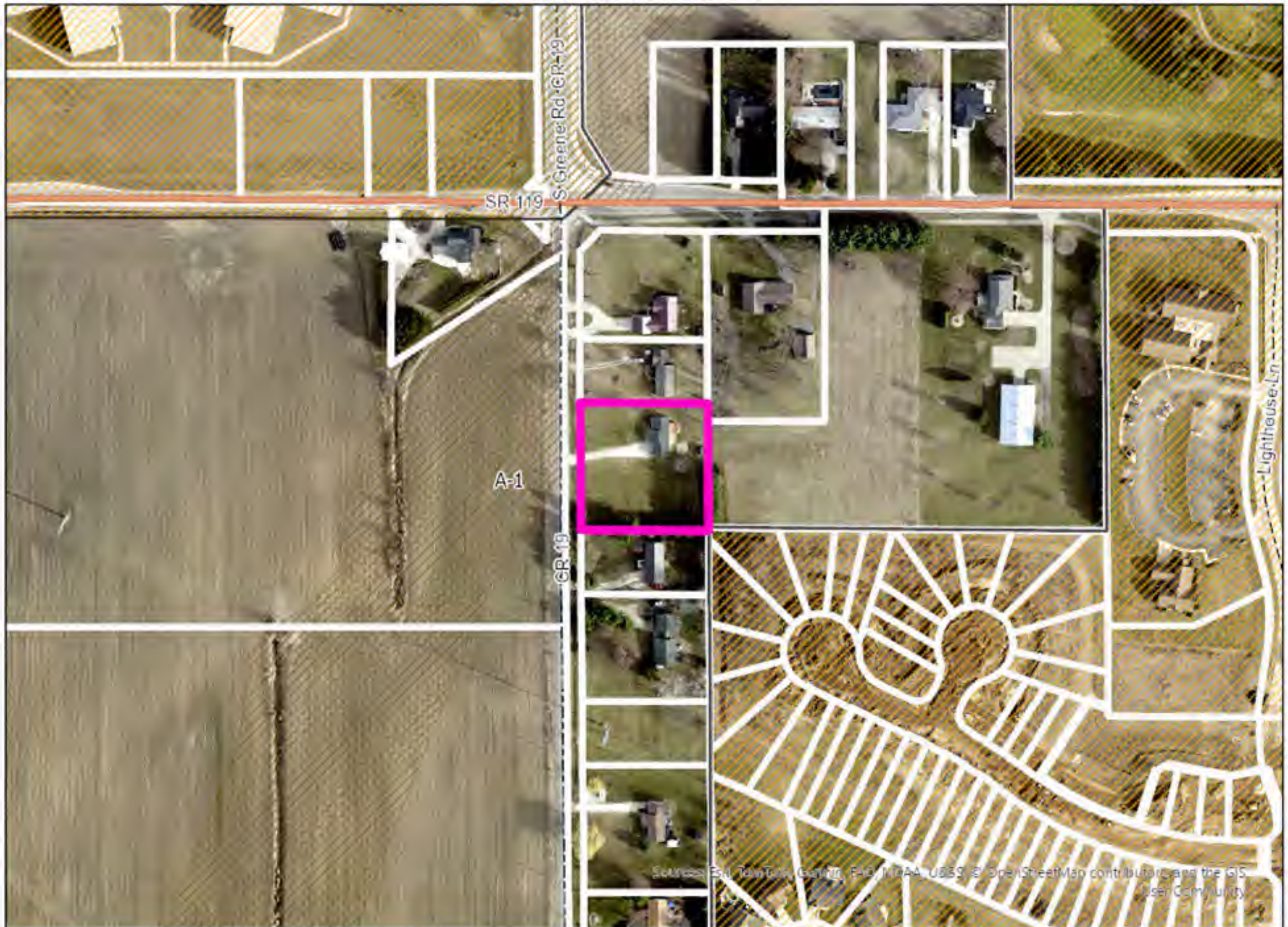


2025 Aerials

1 inch equals 80 ft

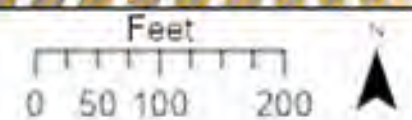


DV-0570-2026



2025 Aerials

1 inch equals 200 ft





Subject property



Building site



Facing north



Facing south

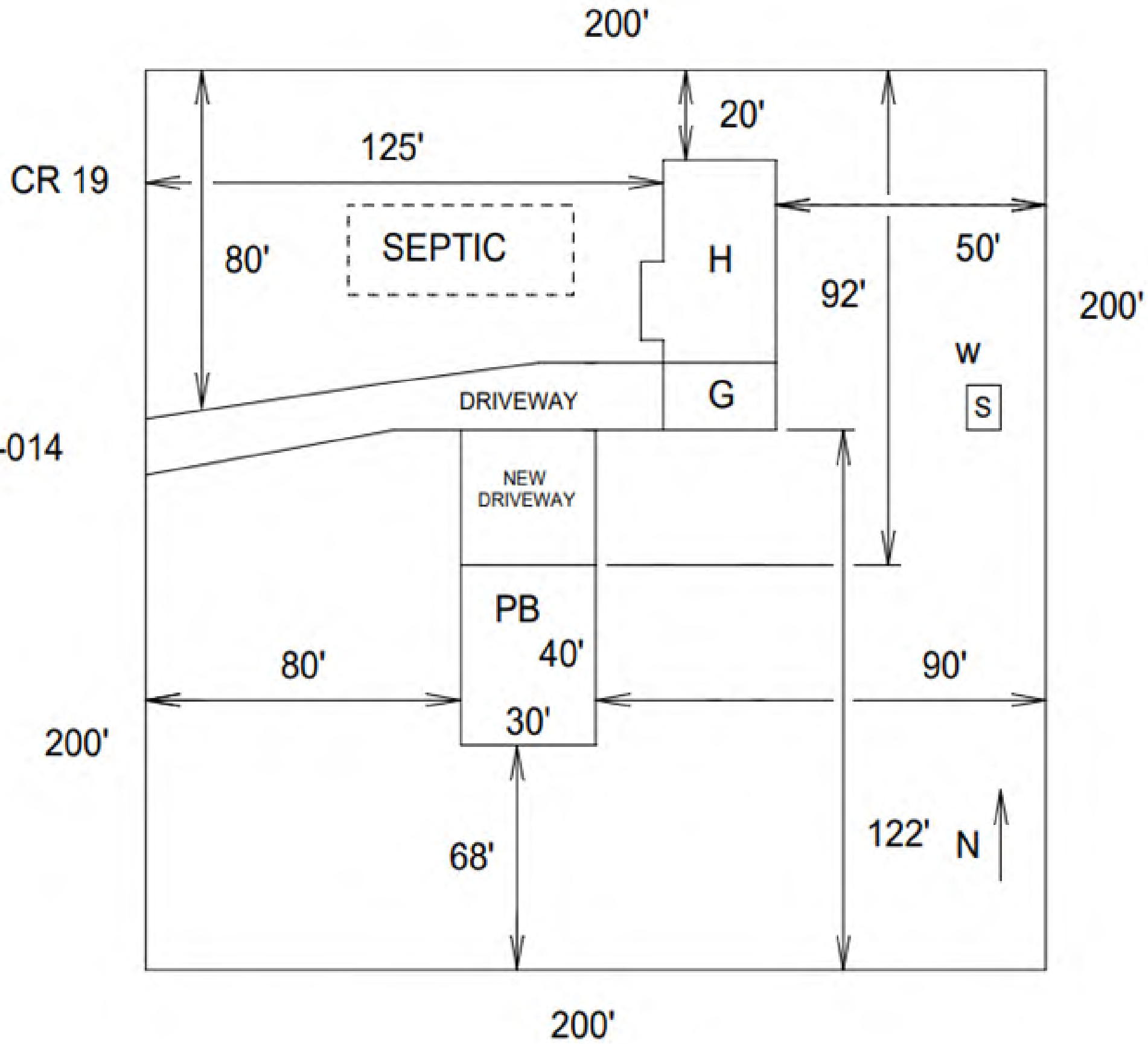


Facing west

MATT HEFLIN
63574 CR 19
GOSHEN, IN 46526

7-31-2026
PARCEL #20-11-17-301-006.000-014

H=HOUSE
G=GARAGE
S=SHED
W=WELL
PB=PROPOSED POLE BARN
30' x 40'-18' PEAK HEIGHT



Hearing Officer Staff Report

Prepared by the Department of Planning and Development

Hearing Date: October 14, 2026

Transaction Number: DV-0578-2026.

Parcel Number(s): 20-07-01-400-002.000-019.

Existing Zoning: A-1.

Petition: For a 5 ft. Developmental Variance (Ordinance allows 25 ft.) to allow for an accessory structure 30 ft. in height.

Petitioner: Randy Lee Lehman & Ashley Nicole Lehman, Husband & Wife.

Location: North side of CR 14, 2,325 ft. west of CR 31, in Jefferson Township.

Site Description:

- Physical Improvement(s) – Residence, accessory structures.
- Proposed Improvement(s) – Accessory structure.
- 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. An added 5 ft. of height adjacent to undeveloped wooded and agricultural property does not constitute a risk to public health or safety.
2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 20-acre parcel in a low-density residential and agricultural area, and the nearest neighboring home is over 900 ft. west of the proposed building site.
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 a project scale typical of very low-density residential and agricultural communities.

Hearing Officer Staff Report (Continued)

Hearing Date: October 14, 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 9/3/2026) 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: 09/03/2026 Meeting Date: October 14, 2026 Transaction #: DV-0578-2026
Board of Zoning Appeals Public Hearing

Description: for a 5 ft. Developmental Variance (Ordinance allows 25 ft.) to allow for an accessory structure 30 ft. in height

Contacts: <u>Applicant</u>	<u>Authorized Agent</u>	<u>Land Owner</u>
Reliance Construction	Reliance Construction	Randy Lee Lehman & Ashley
201 S Main St	201 S Main St	Nicole Lehman, Husband &
Nappanee, IN 46550	Nappanee, IN 46550	Wife
		16443 Cr 14 Cr 44
		Goshen, IN 46528

Site Address: 16443 County Road 14 Goshen, IN 46528	Parcel Number: 20-07-01-400-002.000-019
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Township: Jefferson
Location: North Side Of County Road 14, 2,325 ft. West Of County Road 31

Subdivision:	Lot #
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Lot Area: 20.00	Frontage: 650.00	Depth: 1,330.00
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Zoning: A-1	NPO List: 10/01/2026
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Present Use of Property: RESIDENTIAL

Legal Description:

Comments: PARCEL CREATION DATE: 3/1/78
STORAGE EQUATION: RESIDENCE 7082 SQ. FT. X 200% = 14,164 SQ. FT.
MINUS (1063) ATTACHED GARAGE
MINUS (40) UTILITY SHED
MINUS (7500) REC ACCESSORY BUILDING
= 5561 SQ. FT. REMAINING PERSONAL STORAGE SPACE

Applicant Signature:

Department Signature:

Developmental Variance — Questionnaire

Name: Samuel L Beachy

1) Tell us what you want to do. Constructing a private recreational building for family sports, exercise, and year-around recreation.

2) Tell us why you can't change what you're doing so you don't need a variance. The proposed building height is necessary to provide adequate interior clearance for basketball and baseball activities, allowing safe and functional play.

3) Tell us why the variance won't hurt your neighbors or the community. The building will have no impact on neighboring properties as it is approximately 557 feet from the road, surrounded by woods and the owners also own the adjacent property.

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: 65' x 85' x 30'

Tell us what you'll use it for. Sports Building

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 or 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. While the building has a 30' peak height, its lower elevation and wooded location minimize visibility and neighborhood impact while providing necessary clearance for family sports activities.

GENERAL NOTES

* MINOR ROUGH OPENINGS
DO NOT SCALE DRAWINGS FOR R.O. SIZES.

THE STATED R.O. SIZES ARE CALCULATED FROM THE ACTUAL MINOR SIZES.
THE SCALED SIZE OF WINDOWS ON THE FLOOR PLAN IS NOT THE SIZE OF THE
ROUGH OPENING BUT THE ACTUAL SIZE OF THE MINOR. MINOR IS SMALLER
THAN THE R.O.

REPRESENTING THE R.O. ON A FLOOR PLAN WOULD REQUIRE MAKING THE
WINDOWS LARGER THAN THEY REALLY ARE. DOING SO WOULD MAKE THEM
THE MINOR SIZE FROM THE EXTERIOR ELEVATION VIEW. ARE SHOWN.

THEREFORE, DO NOT MEASURE WINDOWS ON A FLOOR PLAN FOR EXTERIOR
ELEVATION TO DETERMINE R.O. SIZES. THE DRAWING ILLUSTRATION OF
WINDOWS WITHIN THESE PLANS REPRESENT THE ACTUAL MINOR SIZES.

* WALL THICKNESSES

WALL THICKNESSES SHOWN IN PLANS, ESPECIALLY PRELIMINARY PLANS, MAY
NOT BE NEGATIVE OF THE ACTUAL. ON TOP FINAL WALL THICKNESS. THE
THICKNESSES MAY EVOLVE THROUGHOUT THE DESIGN PROCESS TO
ACCOMMODATE PLUMBING, ELECTRIC, POCKET SQUARE, OR OTHER ITEMS
AND MAY BE UPDATED ACCORDINGLY AS NEEDED. ADDITIONALLY, WALLS MAY
NEED THICKENED FOR THESE, OR OTHER REASONS, DURING CONSTRUCTION.

* DOORS

INSTALL BUILDINGS IN WALLS FOR FUTURE BATHROOM BARS.

* LANDSCAPE

ALL "VEGETATION" INCLUDING PLANTS, TREES, SHRUBS, MULCH AND
LANDSCAPE SITE THAT MAY APPEAR WITHIN PLANS AND EXTERIOR
ILLUSTRATIONS, IS ADDED FOR VISUAL AND ONLY. TO HELP A PROPOSED
PROJECT / SCENE APPEAR MORE REALISTIC.

THE ADDED VEGETATION IS MERELY REPRESENTATIVE, TO INDICATE POTENTIAL
LANDSCAPING ALTHOUGH VEGETATION IS NOT INCLUDED IN THE COST OR
PROFESSIONAL. LANDSCAPE CALLED OUT SPECIFICALLY AND NOTED WITHIN A WRITTEN
CONTRACT. BEYOND THE GENERAL GRADING OF THE SITE, TO DIVERSIFY WATER
REPLENISHMENT IS EXPRESSED MORE INFLUENCE, UNLESS SO NAMED BY A
WRITTEN AGREEMENT.

PROJECT-SPECIFIC NOTES

§ 10-FT CEILING IN LARGE GAME ROOM.

§ TOP OF WINDOWS VARIES. SEE NOTES ON FLOOR PLAN BY EACH WINDOW
AND SECTION VIEW.

§ DOORWAY HEIGHTS VARY. SEE FLOOR PLAN NOTES BY EACH DOORWAY
FOR DETAIL.

§ 8-FOOT HIGH DOOR IS SHOWN FOR THE MAIN ENTRY DOOR.

ELECTRICAL NOTES

§ UP TO FOUR RECEPT LOCATIONS MAY HAVE BUILT IN USB AND USB-C
CHARGING. LOCATIONS TO BE DETERMINED.

§ GAME ROOM LIGHTS PRINCIPALLY DIVIDED INTO BATHS, ONE FOR
BASEBALL, ONE FOR BASKETBALL, AND ANOTHER FOR PICKLEBALL COURT.

§ FLOOR LIGHTS NOTION ACTIVATED WITH DUCK-TO-GATE.

FOUNDATION NOTES

§ 8-INCH THICK FOUNDED FOUNDATION WALLS.

§ 2-1/2" L20 L20S FOR FLOOR SLAB, 8-INCHES DOWN FROM THE TOP OF THE
FOUNDED FOUNDATION WALL.

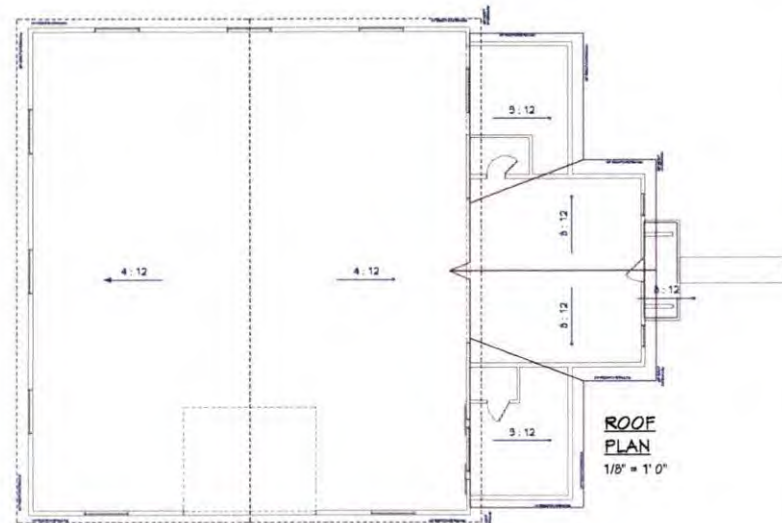
§ TOP OF FLOOR SLAB SHOWN IF BELIEVED TOP OF THE FOUNDED FOUNDATION
WALL.

SQUARE FOOTAGE:

FLOOR PLAN: 5,088

SIDEWALK: 51

ENTRY PORCH SLAB: 66.5



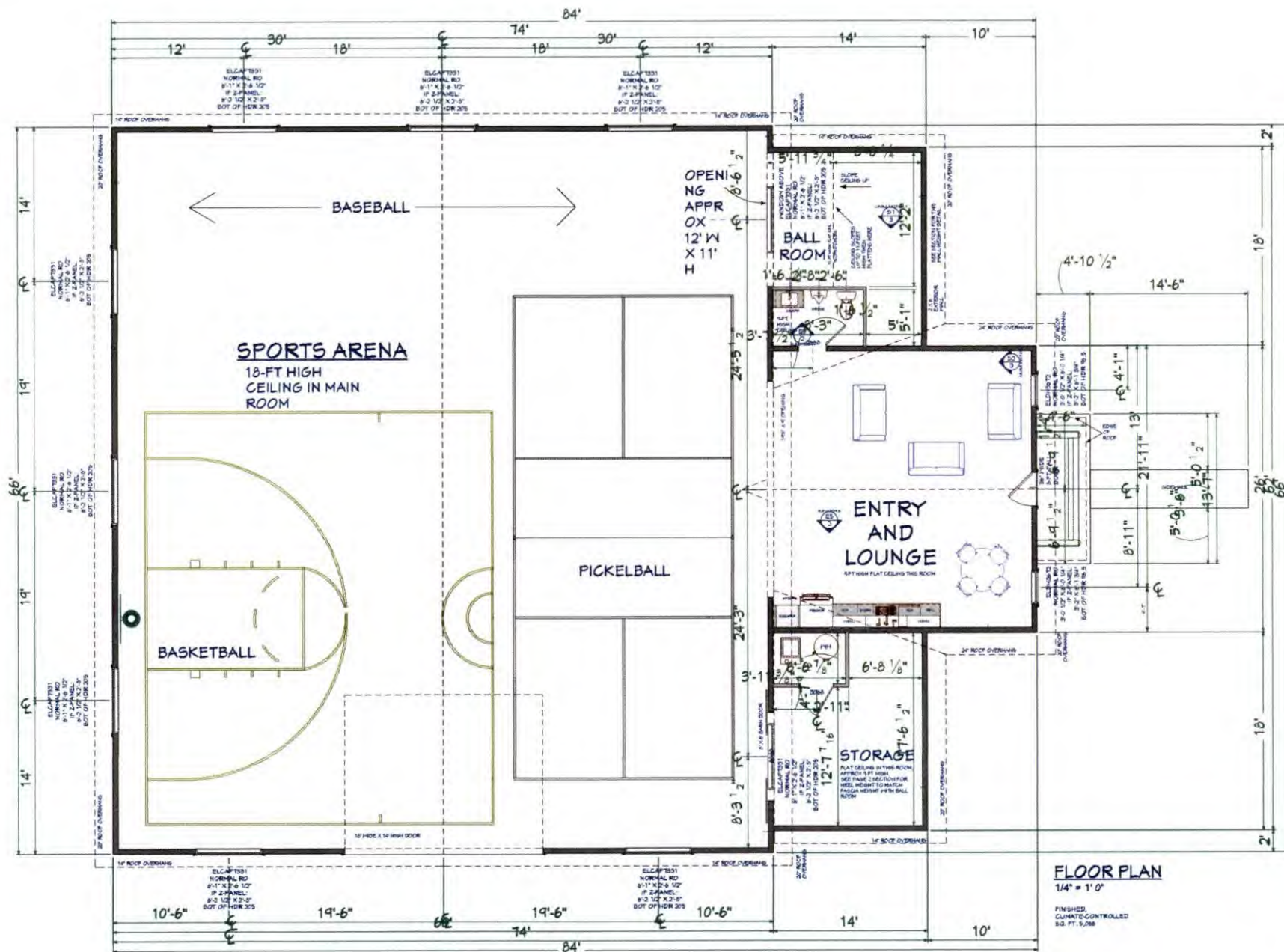
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IMPORTANT NOTICE ON STRUCTURAL PLANS:

Structural framing plans are expressly excluded from the scope of work provided by the drafterman and are not included in this drawing set. It is the sole responsibility of the contractor to design or engage a qualified consultant to design all structural systems and elements not shown. The drafterman assumes no liability for dimensional discrepancies; all measurements must be verified on-site by the contractor.



SCALE:
SEE
DRAWING

DATE:
01/14/2026
11:06 11 AM

REVISED:

DRAWN BY:

MAIN FLOOR

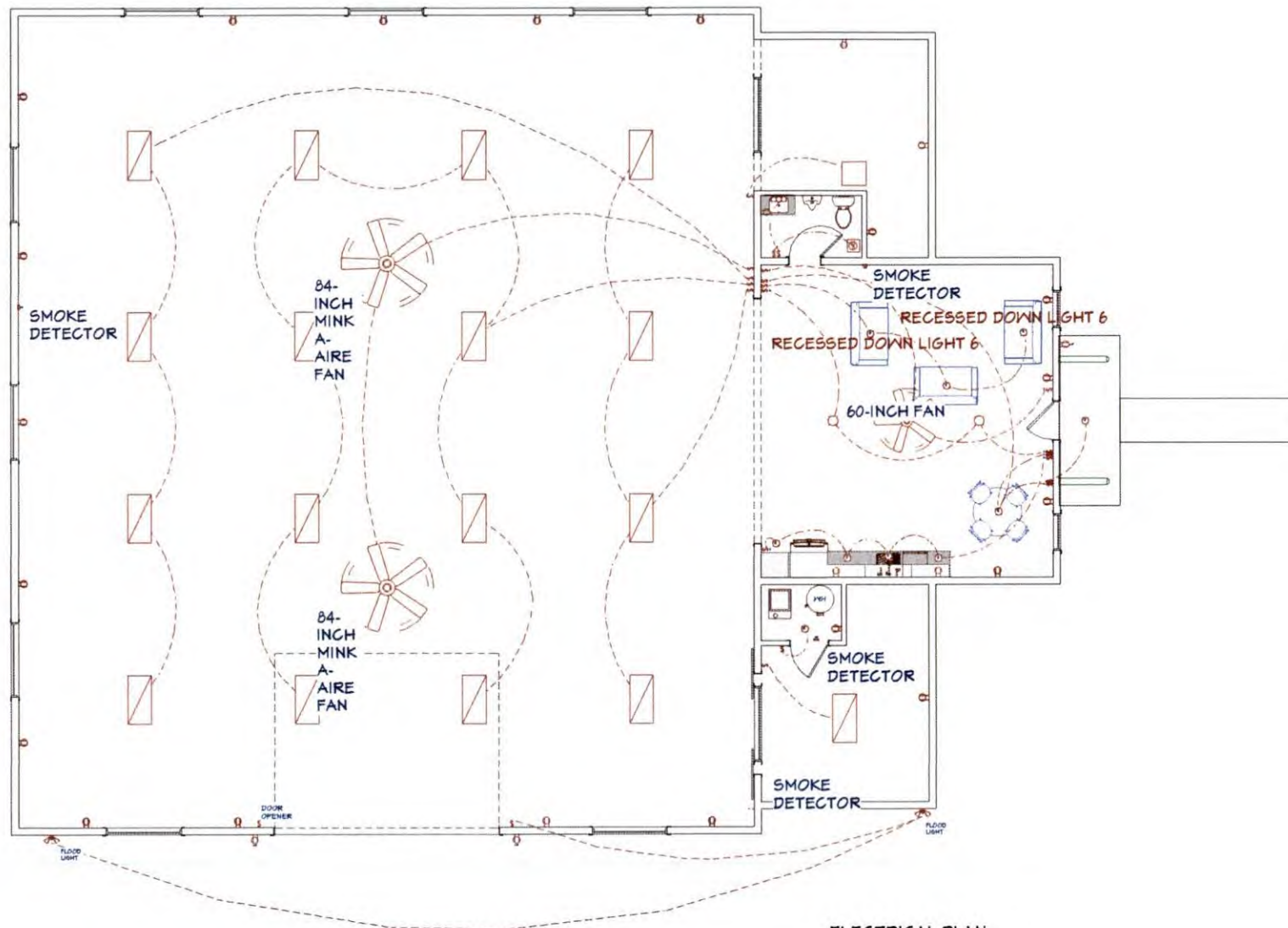
LEHMAN
RANDY AND ASHLEY

16442 CR 14
GOSHEN IN 48535

RELIANCE

SHEET NUMBER

5



ELECTRICAL PLAN

SCALE:
SEE
DRAWING
DATE:
8/14/2026
11:06:12 AM
REVISED:
DRAWN BY:

ELECTRICAL PLANS

**LEHMAN
RANDY AND ASHLEY**
16443 CR 14
GOSHEN IN 46528



SHEET NUMBER

6

DV-0578-2026

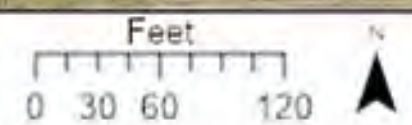


A-1

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

2025 Aerials

1 inch equals 120 ft

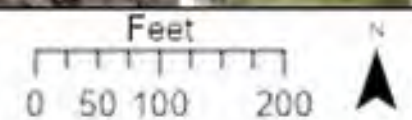


DV-0578-2026



2025 Aerials

1 inch equals 200 ft

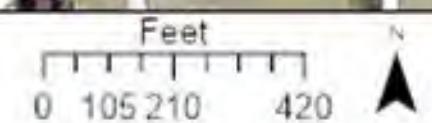


DV-0578-2026



2025 Aerials

1 inch equals 400 ft





Subject property



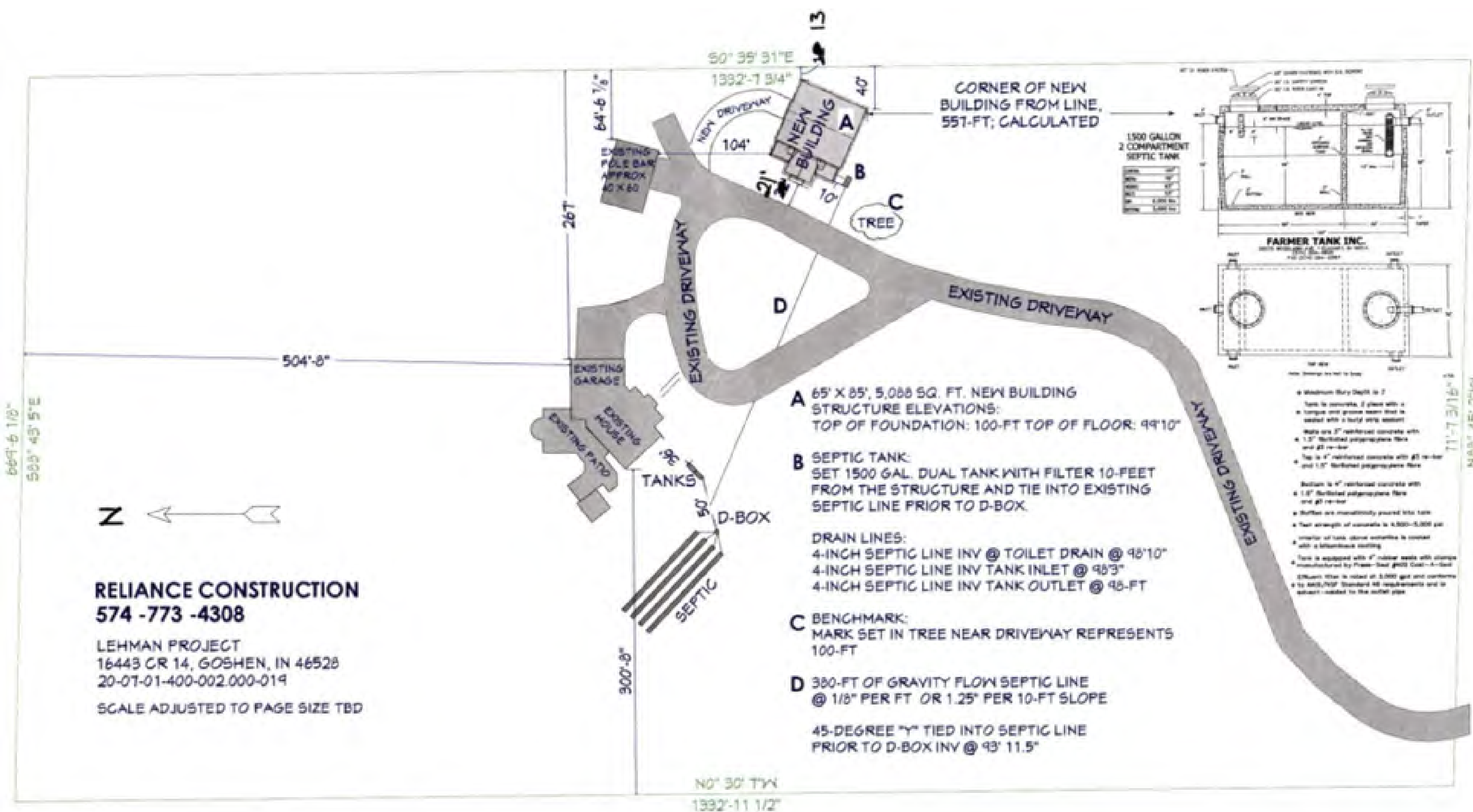
Facing east



Facing west



Facing south



Hearing Officer Staff Report

Prepared by the Department of Planning and Development

Hearing Date: October 14, 2026

Transaction Number: DV-0592-2026.

Parcel Number(s): 20-03-10-351-019.000-030.

Existing Zoning: R-2.

Petition: For a 29 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an existing accessory structure 21 ft. from the centerline of the right-of-way and for a 2 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an existing accessory structure 3 ft. from the north side property line.

Petitioner: Stonewood Group, LLC.

Location: West side of E. Indiana Lake Rd., 50 ft. south of Church Rd., west of CR 23, in Washington Township.

Site Description:

- Physical Improvement(s) – Residence, accessory structures.
- Proposed Improvement(s) – Replacement residence, accessory structure reduction.
- Existing Land Use – Residential.
- Surrounding Land Use – Residential.

History and General Notes:

- **May 20, 2010** – The BZA approved a Use Variance to allow an accessory structure without a home on the east portion of the property and setback variances to allow it 40 ft. from the centerline of E. Indiana Lake Rd. and 31 ft. from the centerline of Church St.

Staff Analysis:

Staff finds that:

1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. The only proposed change to the existing detached garage is a reduction in size (from 880 sq. ft. to approximately 576 sq. ft.). The garage has stood complaint-free since 1960.
2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 0.33-acre lot in a dense lake neighborhood, 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. Setback encroachments are typical of dense lake neighborhoods, and no new encroachments are proposed.

Hearing Officer Staff Report (Continued)

Hearing Date: October 14, 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 9/10/2026) 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: 09/10/2026 Meeting Date: October 14, 2026 Transaction #: DV-0592-2026
Board of Zoning Appeals Public Hearing

Description: for a 29 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an existing accessory structure 21 ft. from the centerline of the right-of-way, and for a 2 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an existing accessory structure 3 ft. from the north side property line

Contacts: <u>Applicant</u>	<u>Authorized Agent</u>	<u>Land Owner</u>
Shipshewana Homes 613 Colorado St. Goshen, IN 46526	Shipshewana Homes 613 Colorado St. Goshen, IN 46526	Stonewood Group Llc 1835 N 1200 W Middlebury, IN 46540

Site Address: 50697 E Indiana Lake Road Bristol, IN 46507	Parcel Number: 20-03-10-351-019.000-030
--	---

Township: Washington
Location: West Side Of E. Indiana Lake Rd, 50 ft. South of Church Rd, West of CR 23

Subdivision: FERN RIDGE 3RD PT W OF DR	Lot # 1
--	---------

Lot Area: 0.21	Frontage: 50.00	Depth: 228.44
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Zoning: R-2	NPO List: 10/01/2026
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Present Use of Property: RESIDENTIAL

Legal Description:

Comments:

Applicant Signature:

Department Signature:

Developmental Variance — Questionnaire

Name: _____

1) Tell us what you want to do. Tear down existing home
and build a new one. Also keep
the existing Garage

2) Tell us why you can't change what you're doing so you don't need a variance. The Garage is already there so we
are just keeping it were it is. Trying to
utilize it ~~can~~ because it's there

3) Tell us why the variance won't hurt your neighbors or the community. No it is not a issue seems to match
what neighbors have

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: 14' - 22' x 31'

Tell us what you'll use it for. Garage

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. _____

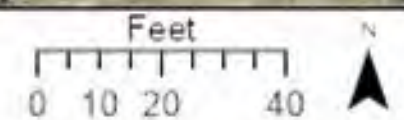
9) Tell us anything else you want us to know. _____

DV-0592-2026



2025 Aerials

1 inch equals 40 ft

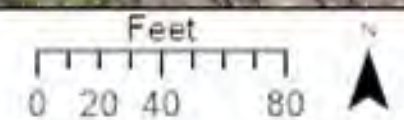


DV-0592-2026



2025 Aerials

1 inch equals 80 ft

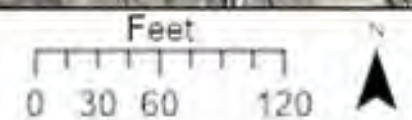


DV-0592-2026



2025 Aerials

1 inch equals 120 ft





Subject property



Subject property



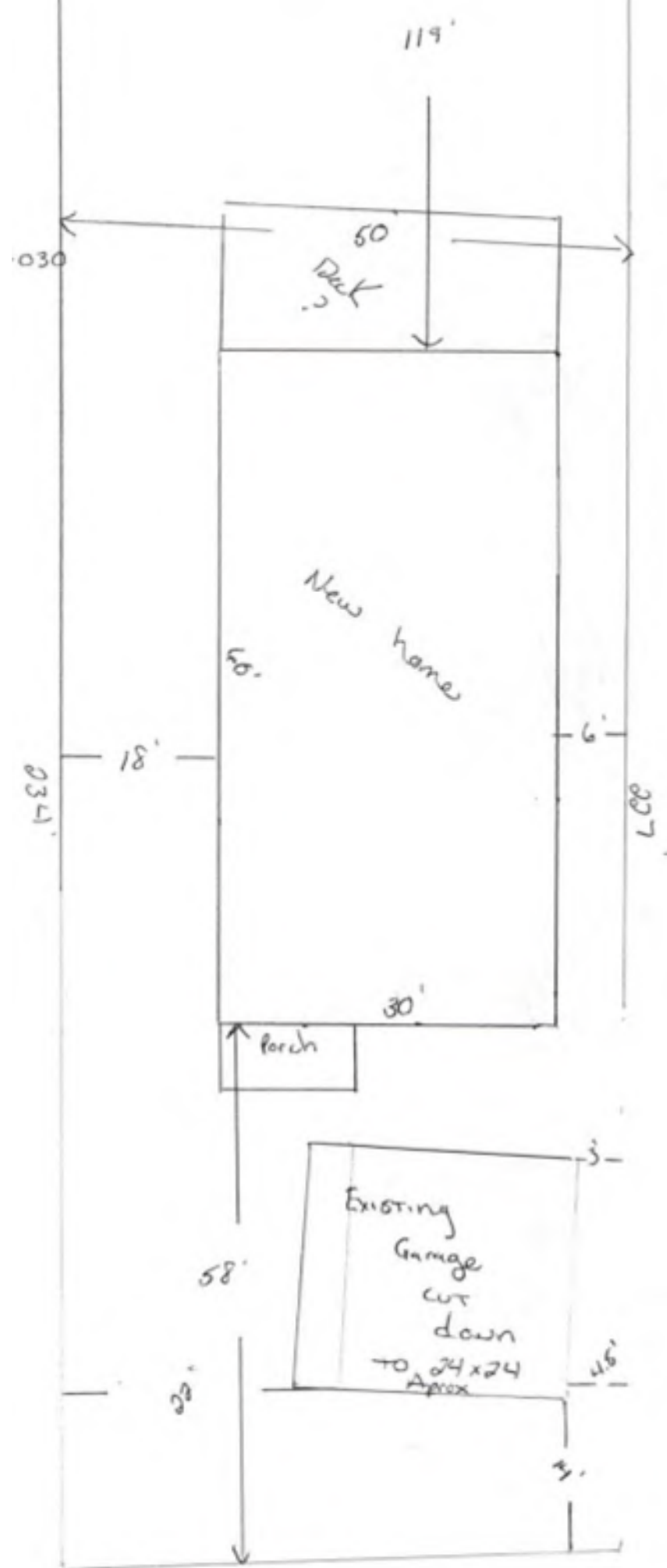
Facing south



Facing north



Facing east



East Indiana 1K

Hearing Officer Staff Report

Prepared by the Department of Planning and Development

Hearing Date: October 14, 2026

Transaction Number: DV-0605-2026.

Parcel Number(s): 20-07-16-478-003.000-019.

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: Husband & Wife.

Location: East side of Melissa Dr., 340 ft. north of CR 18, east of CR 23, in Jefferson Township.

Site Description:

- Physical Improvement(s) – Residence, accessory structure.
- Proposed Improvement(s) – Accessory structure.
- 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 request is 443 sq. ft., or 20 percent, over what is allowed, and all other development standards are met.
2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 1-acre lot in a residential area, and the lot is bordered only by lots of similar size and open agricultural property.
3. Strict application of the terms of the Development Ordinance would result in an unnecessary hardship in the use of the property. Other neighboring properties contain accessory structures of similar scale.

Hearing Officer Staff Report (Continued)

Hearing Date: October 14, 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 revised site plan must be submitted for staff approval showing the proposed structure out of the platted easement for drainage and utilities.
3. The request is approved in accordance with the revised site plan to be submitted for staff approval 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: 09/14/2026 Meeting Date: October 14, 2026 Transaction #: DV-0605-2026
Board of Zoning Appeals Public Hearing

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

Contacts: ApplicantLand Owner57940 Melissa Drive
Goshen, IN 4652857940 Melissa Drive
Goshen, IN 46528Site Address: 57940 Melissa Drive
Goshen, IN 46528

Parcel Number: 20-07-16-478-003.000-019

Township: Jefferson

Location: EAST SIDE OF MELISSA DR., 340 FT NORTH OF CR 18

Subdivision: A REPLAAT OF RJ SMITHS SD

Lot # 9

Lot Area: 0.99 Frontage: 220.00 Depth: 202.00

Zoning: A-1

NPO List: 10/02/2026

Present Use of Property: RESIDENTIAL

Legal Description:

Comments: DWELLING 1976 SF X 110% = 2173 MINUS GARAGE 576 SF MINUS SHED 120 SF = 1477 MINUS PROPOSED POLE BARN
1920 SF = NEGATIVE 443 SF AVAILABLE PERSONAL STORAGE

Applicant Signature:

Department Signature:

Developmental Variance — Questionnaire

Name: _____

1) Tell us what you want to do. I want to build a 40x48 pole barn.

2) Tell us why you can't change what you're doing so you don't need a variance. The allowed amount without a variance is not the size or enough room to build.

3) Tell us why the variance won't hurt your neighbors or the community. It is for personal use and does not interfere or affect them in any way.

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'w x 48' depth. 16' side walls, 23' peak.
Tell us what you'll use it for. Personal 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. _____

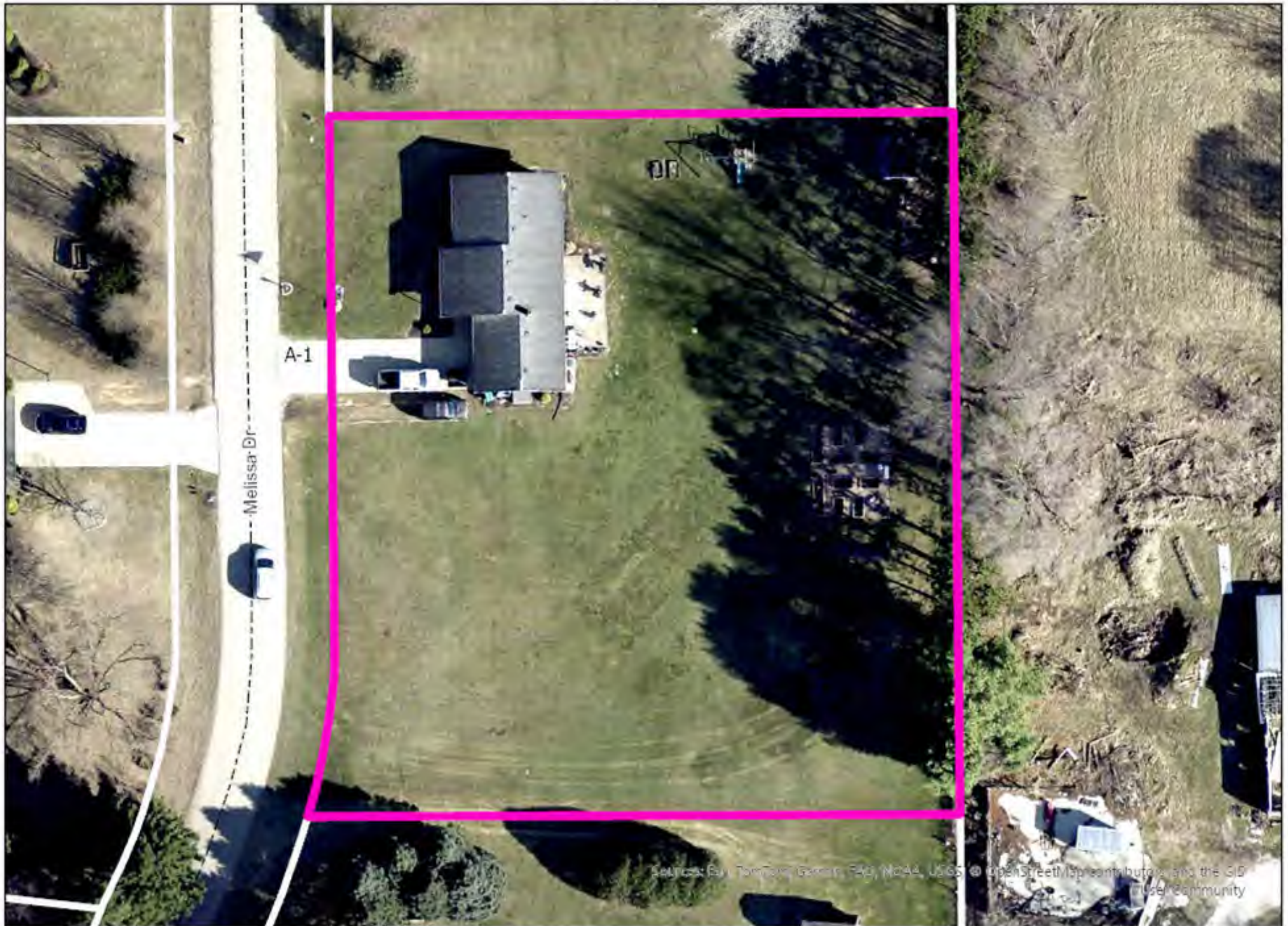
6) Does the application include a variance for a residence on property with no road frontage? ☐ Y ☒ N
If yes, fill out below.
Is the easement existing? ☐ Y ☐ N If the easement is existing, is it recorded? ☐ Y ☐ N
Tell us who owns (will own) the land under the easement. _____
Tell us how many parcels 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
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. _____

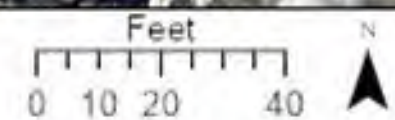
9) Tell us anything else you want us to know. I am looking to build this pole barn so I am able to get my personal vehicles out of the weather and have more storage space.

DV-0605-2026

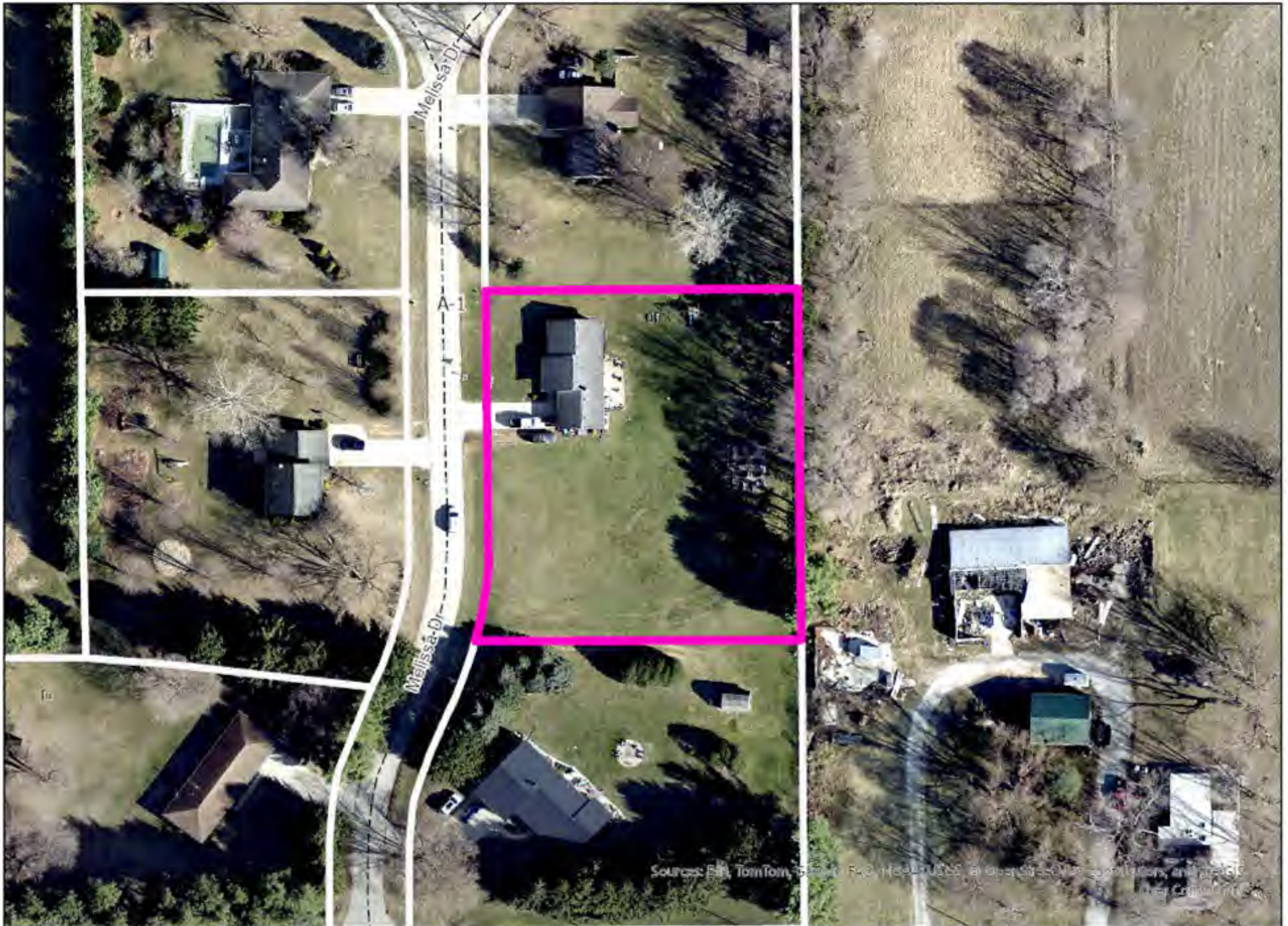


2025 Aerials

1 inch equals 40 ft

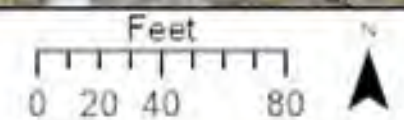


DV-0605-2026

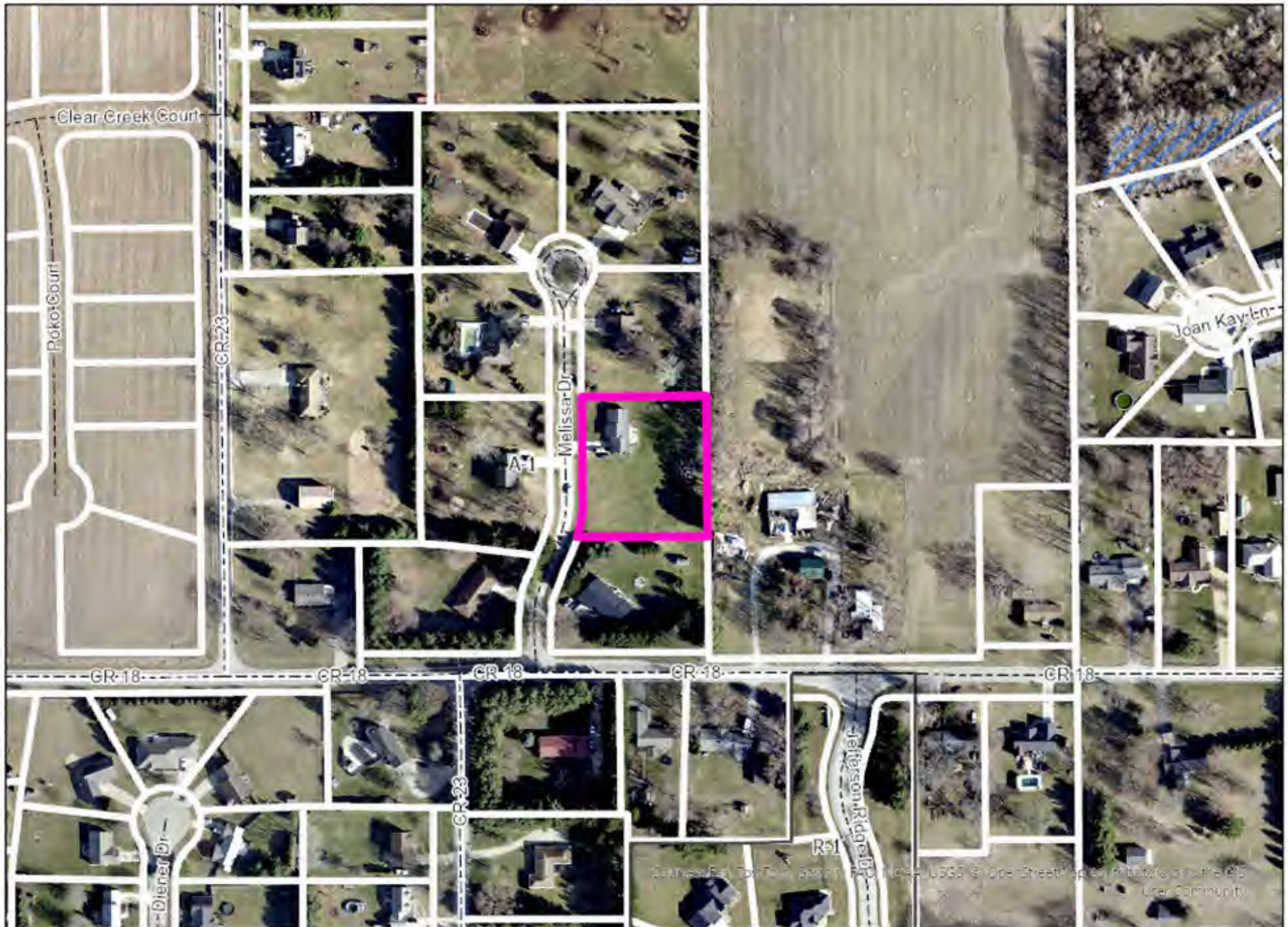


2025 Aerials

1 inch equals 80 ft

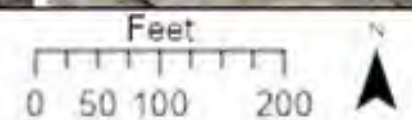


DV-0605-2026



2025 Aerials

1 inch equals 200 ft





Subject property



Building site



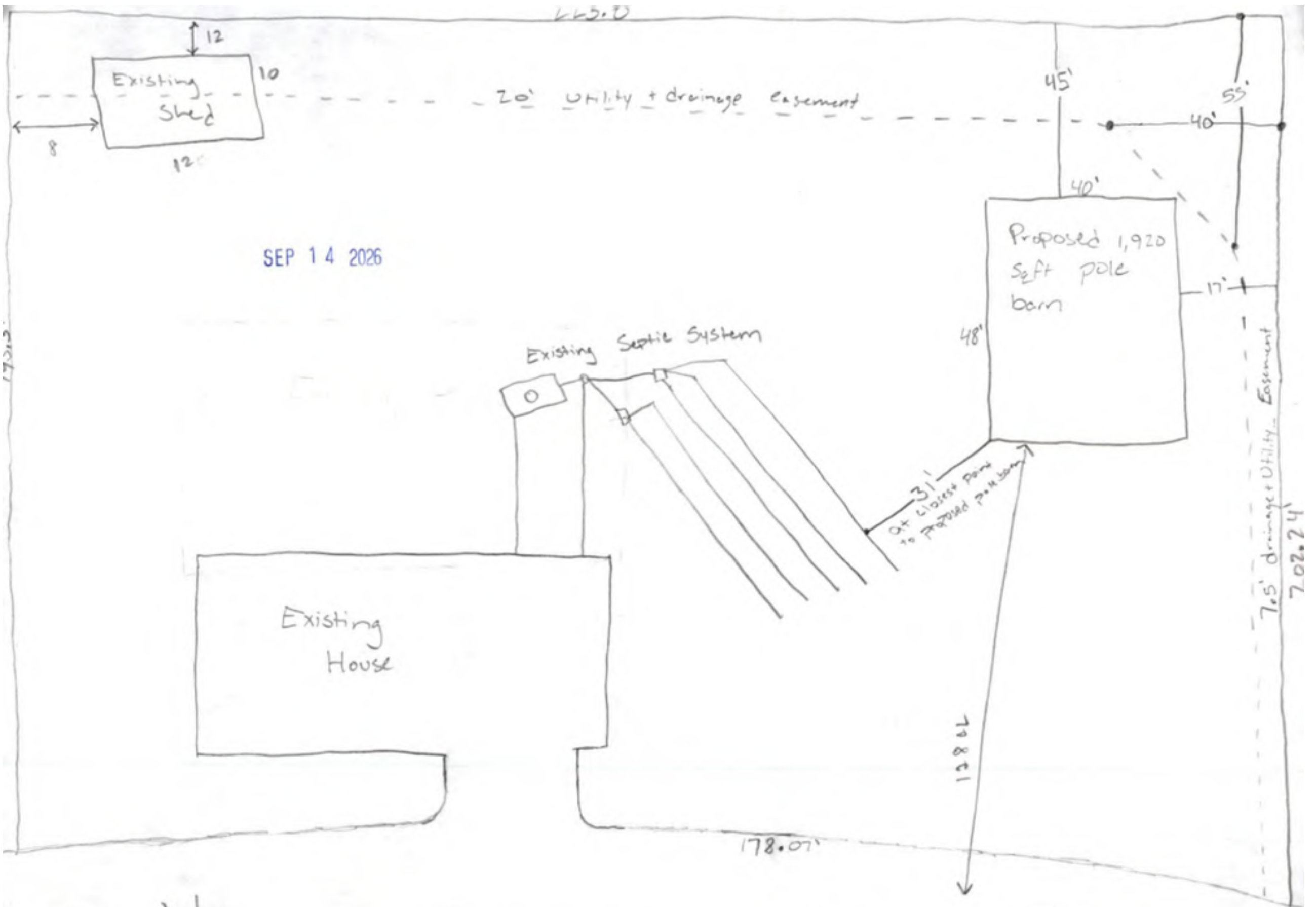
Facing south



Facing north



Facing west



SEP 14 2026

57940 melissa Dr
Goshen, IN 46528

NOT TO SCALE