

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

FEBRUARY 19, 2020  
8:30 A.M.

DEPARTMENT OF PUBLIC SERVICES  
MEETING ROOMS A & B  
4230 ELKHART ROAD, GOSHEN, INDIANA

Call to Order

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

### **DEVELOPMENTAL VARIANCES**

**8:30 A.M.**

- A. Petitioner: ***David Joldersma & Janice A. Joldersma, Husband & Wife*** (Page 1)  
Petition: for a 1 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the construction of a residence 49 ft. from the centerline of the right-of-way of Nora St. and for a 19 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the construction of a residence 31 ft. from the centerline of the right-of-way of Tennessee Ave.  
Location: Northwest corner of Nora St. & Tennessee Ave., 585 ft. East of CR 13, common address of 23649 Nora St. in Concord Township, zoned R-2.  
DV-0020-2020
- B. Petitioner: ***Kevin R. Phillips II & Jennifer L. Phillips, Husband & Wife*** (Page 2)  
Petition: for a 40 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for an existing residence 80 ft. from the centerline of the right-of-way.  
Location: West side of SR 15, 1,020 ft. South of CR 40, common address of 66183 SR 15 in Elkhart Township, zoned R-1.  
DV-0017-2020
- C. Petitioner: ***LEJN, LLC*** (Page 3)  
Petition: for a 13 ft. Developmental Variance (Ordinance requires 55 ft.) to allow for the placement of a sign 42 ft. from the centerline of the right-of-way of SR 13.  
Location: Northwest corner of CR 12 & SR 13 (Main St.), common address of 11751 CR 12 in York Township, zoned M-1.  
DV-0026-2020

- D. Petitioner: ***Stanton Joseph Hoover, Scott David Hoover, & Samuel Herbert Hoover, as Tenants in Common*** (Page 4)  
 Petition: for a 40 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for an existing residence 80 ft. from the centerline of the right-of-way.  
 Location: West side of S. Main St. (SR 13), 1,700 ft. North of Orpha Dr. (CR 37), common address of 605 S. Main St. in Middlebury Township, zoned A-1. DV-0917-2019
- E. Petitioner: ***Michael Jay Yoder*** (Page 5)  
 Petition: for a 7:1 depth-to-width-ratio Developmental Variance and for a 39 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence.  
 Location: West side of CR 37, 1,950 ft. South of CR 42, in Benton Township, zoned A-1. DV-0035-2020
- F. Petitioner: ***Mark Alan Clark & Sue Lynn Clark, Husband & Wife*** (Page 6)  
 Petition: for a 25 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for the construction of a residence 50 ft. from the centerline of the right-of-way of East County Line Rd. and for a 35 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an existing garage 15 ft. from the centerline of an unnamed county right-of-way.  
 Location: West side of East County Line Rd., 1,520 ft. North of CR 4, common address of 51705 East County Line Rd. in York Township, zoned R-2. DV-0021-2020