

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

MARCH 17, 2021
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: ***Nathan R. Mullett*** (Page 1)
Petition: for a Developmental Variance to allow for an existing residence on property with no road frontage served by an access easement.
Location: west side of the easement, south of CR 14, 2,100 ft. west of CR 43, common address of 10964 CR 14 in Middlebury Township, zoned A-1. DV-0130-2021
- B. Petitioner: ***Daryl Lynn Yoder*** (Page 2)
Petition: for a 24 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for an existing residence 96 ft. from the centerline of the right-of-way.
Location: east side of SR 13, 2,800 ft. north of SR 4, common address of 60950 SR 13 in Middlebury Township, zoned A-1. DV-0131-2021
- C. Petitioner: ***Pheasant Ridge Development Company, Inc.*** (Page 3)
Petition: for a 4 ft. lot-width Developmental Variance (Ordinance requires 80 ft.) to allow for the construction of a residence.
Location: north side of Longboat Ct., 720 ft. north of SR 120, west of CR 21, common address of 20437 Longboat Ct. in Washington Township, zoned DPUD R-1. DV-0110-2021
- D. Petitioner: ***Jeffrey A. Chupp & Zachary R. Rininger*** (Page 4)
Petition: for a 24 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for an existing residence 96 ft. from the centerline of the right-of-way, for a 5 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for an existing residence 5 ft. from the east side property line, and for a 3 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an existing accessory structure 2 ft. from the east side property line.
Location: south side of SR 120, 1,925 ft. west of CR 17, common address of 22356 SR 120 in Concord Township, zoned R-1. DV-0111-2021

- E. Petitioner: ***Steven A. Borkholder & Waneta Lea Borkholder, Husband & Wife*** (Page 5)
 Petition: for a 7:1 depth-to-width-ratio Developmental Variance to allow for the construction of a residence.
 Location: east side of CR 101, 2,255 ft. south of CR 56, in Locke Township, zoned A-1. DV-0127-2021
- F. Petitioner: ***Ryan Morningstar & Brittney Morningstar, Husband & Wife*** (Page 6)
 Petition: for a 2 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for the construction of a garage addition 3 ft. from the west side property line.
 Location: south side of North Shore Dr., 350 ft. east of Corwin St., 1,900 ft. south of Lexington Ave. (Old US 20), common address of 30662 North Shore Dr. in Cleveland Township, zoned R-1. DV-0129-2021
- G. Petitioner: ***Brant T. Byler & Ananda Byler, Husband & Wife*** (Page 7)
 Petition: for a 7:1 depth-to-width-ratio Developmental Variance to allow for the construction of a residence.
 Location: north side of CR 118, 1,680 ft. west of Old CR 17, Concord Township, zoned A-1. DV-0096-2021
- H. Petitioner: ***Mike Crow & Amy Crow, Husband & Wife*** (Page 8)
 Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
 Location: southwest side of CR 19, 1,260 ft. west of CR 21 (Indiana Ave.), common address of 20202 CR 19 in Elkhart Township, zoned R-1. DV-0064-2021
- 9:00 A.M.**
- I. Petitioner: ***Anthony D. Troyer & Lauren A. Troyer, Husband & Wife*** (Page 9)
 Petition: for a 57 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence.
 Location: west end of Forestview Ave., 1,100 ft. west of CR 113, south of US 33, in Concord Township, zoned R-1. DV-0114-2021
- J. Petitioner: ***Nickolis Coleman*** (Page 10)
 Petition: for a 15 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the construction of an attached garage 35 ft. from the centerline of the right-of-way.
 Location: east side of North Shore Dr., 180 ft. north of Douglas Ave., east of SR 19, common address of 50960 North Shore Dr. in Osolo Township, zoned R-2. DV-0126-2021
- K. Petitioner: ***Arthur J. Smith & Tiffany M. Smith, Husband & Wife*** (Page 11)
 Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
 Location: south side of CR 8, 605 ft. east of CR 131, common address of 15208 CR 8 in York Township, zoned A-1. DV-0121-2021

