## *AGENDA*

## ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

NOVEMBER 17, 2021 8:30 A.M.

ADMNIISTRATION BUILDING MEETING ROOMS 104, 106, & 108 117 N. SECOND STREET, GOSHEN, INDIANA

## Call to Order

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

DEVE	ELOPMENTA	L VARIANCES 8:30 A.M.
A.	Petitioner:	Dale Weldy & Annabelle Weldy, Husband & Wife (Page 1)
		(Sellers) & Jay Sheets & Elizabeth Sheetz (Buyers)
	Petition:	for a Developmental Variance to allow for the construction of a residence on
		property with no road frontage served by an access easement on proposed tract 3.
	Location:	South end of the easement, South of CR 32, 2,430 ft. East of SR 19, in
		Harrison Township, zoned A-1. DV-0839-2021
B.	Petitioner:	National Oil & Gas Inc (Page 2)
	Petition:	for a 146 sq. ft. Developmental Variance (Ordinance allows 64 sq. ft.) to allow for the placement of a 210 sq. ft. electronic message board.
	Location:	Northwest corner of CR 17 & SR 120, common address of 22013 SR 120 in
	200 miles	Concord Township, zoned B-2.  DV-0848-2021
C.	Petitioner:	Hazel A. Walters, Trustee of the Hazel Arnell (Page 3)
		Walters Revocable Trust (Owner/Buyer) & Gregory L. Thompson
		& Lisa L. Thompson, Husband & Wife (Sellers)
	Petition:	for a Developmental Variance to allow for the construction of a residence on
		property with no road frontage served by an access easement on proposed lot 2.
	Location:	East end of the easement, East of CR 3, 800 ft. South of CR 24, in Baugo
		Township, zoned A-1. DV-0828-2021
D.	Petitioner:	Lavern Miller & Rachel Miller, Husband & Wife (Page 4)
2.	Petition:	for a 17 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for
		the construction of a residence 58 ft. from the centerline of the right-of-way.
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	Location:	West side of East County Line Rd., 2,270 ft. North of CR 4, in York
	Location:	West side of East County Line Rd., 2,270 ft. North of CR 4, in York Township, zoned R-2.  DV-0838-2021

E. Petitioner: Rafael A. Pachano Rodriguez (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 CR 113, 1,000 ft. North of CR 26, common address of 59812 CR

113 in Concord Township, zoned R-1. DV-0783-2021

F. Petitioner: Richard D. Lehman & Jolene K. Lehman, Husband & Wife (Page 6)

Petition: for a 7:1 depth-to-width-ratio Developmental Variance to allow for an existing

residence.

Location: North side of CR 28, 2,770 ft. West of CR 22, common address of 18359 CR

28 in Jefferson Township, zoned A-1. DV-0827-2021

G. Petitioner: Braxton D. Miller (Page 7)

Petition: for a Developmental Variance to allow for the total square footage of

accessory structures to exceed that allowed by right.

Location: North side of CR 4, 1,670 ft. West of CR 7, common address of 27509 CR 4

in Osolo Township, zoned A-1. DV-0785-2021

H. Petitioner: Eduvges Vargas Espino (Page 8)

Petition: for an 18 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for

the placement of a mobile home 32 ft. from the centerline of the right-of-way, and for a Developmental Variance to allow for the placement of a mobile

home within 300 ft. of a residence.

Location: South side of Shamrock Dr., 140 ft. East of Planeville Ave., North of CR 34,

common address of 17400 Shamrock Dr. in Elkhart Township, zoned R-2.

DV-0788-2021

9:00 A.M.

I. Petitioner: Nic Hedges & Leigha Hedges, Husband & Wife (Page 9)

(Buyers) & Mahlon D. Brindley & Mary F. Brindley,

**Husband & Wife (Sellers)** 

Petition: for a Developmental Variance to allow for the construction of a residence on

property with no road frontage served by an access easement.

Location: West end of the easement, West side of Division St. (CR 23), 850 ft. North of

CR 8, in Washington Township, zoned R-1. DV-0819-2021

J. Petitioner: Ryan R. Smith & Ashley Smith, Husband & Wife (Page 10)

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 24, 3,100 ft. West of CR 27, common address of 18394 CR

24 in Jefferson Township, zoned A-1. DV-0845-2021

MOBILE HOME SPECIAL USE/DEVELOPMENTAL VARIANCE

K. Petitioner: Carl Champlin & Loretta Champlin, Husband & Wife (Page 11)

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.

Location: East side of CR 9, 1,000 ft. South of Lake Dr., West of CR 109, common

address of 51667 Lakeland Rd. in Osolo Township, zoned R-2. SUP-0770-2021

## MOBILE HOME SPECIAL USES

L. Petitioner: Todd A. Miller (Page 12)

Petition: for a Special Use for a mobile home.

Location: North side of SR 120, 1,400 ft. East of CR 37, common address of 12741 SR

120 in York Township, zoned A-1. SUP-0822-2021

M. Petitioner: Marty A. Seabolt (Page 13)

Petition: for a Special Use for an existing mobile home.

Location: South side of N. Park Ave., 1,400 ft. East of Johnson St. (CR 9), common

address of 25716 N. Park Ave. in Osolo Township, zoned R-2. SUP-0833-2021

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N. Petitioner: Clarence Gingerich & Sheri Gingerich (Page 14)

(Land Contract Purchasers) & Blaine Tubbs & Caroly Tubbs

(Land Contract Holders)

Petition: for a requested rescission of a Special Use for a mobile home for failure to

comply with the condition(s) and/or commitment(s) imposed by the Board of

Zoning Appeals Hearing Officer.

Location: North side of CR 8, 1,900 ft. East of CR 27, common address of 16611 CR 8

in Washington Township, zoned A-1. 971337

The Elkhart County Board of Zoning Appeals Hearing Officer is meeting on Wednesday November 17, 2021, at 8:30 am in Rooms 104, 106, & 108 of the Administration Building, Goshen, Indiana. Pursuant to advice of the Indiana Public Access Counselor, general public comment will not be permitted at this public meeting on non-public hearing matters. To the extent you wish to make comment remotely during any public hearings scheduled during this public meeting, please call (574) 971-4678 to learn how to remotely submit your public comment for the public hearing. For the convenience and safety of the public, and pursuant to the Executive Orders issued by Governor Holcomb as a result of the COVID-19 state declared disaster emergency, Elkhart County will be providing an opportunity for the public to remotely listen to the Elkhart County Board of Zoning Appeals Hearing Officer meeting while it is occurring. The public is encouraged to attend the meeting remotely by going to www.elkhartcountyplanninganddevelopment.com at 8:30 am on November 17, 2021. The public and press may still attend the meeting and comment at any public hearing in person, but the County Board of Zoning Appeals Hearing Officer may impose reasonable restrictions on the number of attendees to control audience density in consideration of the existing COVID-19 state declared disaster emergency. If you have further questions regarding how to remotely attend the public meeting please call (574) 971-4678.

https://elkhartcountyin.webex.com/elkhartcountyin/j.php?MTID=m3bf346cd5ef63d4860143a6c2f702dd0