

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

OCTOBER 15, 2014  
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: ***Rita K. & Marianne Neufeldt Berger*** (Page 1)  
Petition: for a 3 to 1 depth to width ratio Developmental Variance to allow for the construction of a residence.  
Location: West side of CR 1, 500 ft. North of CR 42, in Olive Township, zoned A-1.  
000CR 1-140908-2
- B. Petitioner: ***Charles & Kathleen Ramer*** (Page 2)  
Petition: for a 40 ft. Developmental Variance to allow for the construction of an addition to an existing agricultural building (milk house) 35 ft. from centerline of the right-of-way (Ordinance requires 75 ft.).  
Location: West side of CR 15, 1,700 ft. South of CR 46, common address of 69351 CR 15 in Union Township, zoned A-1.  
69351CR 15-140922-1
- C. Petitioner: ***Vasilij V. Selvesyuk (buyer) and Robert Louis Barden, Sr. & Rachel A. Barden (sellers)*** (Page 3)  
Petition: for a 3 to 1 depth to width ratio Developmental Variance to allow for the construction of a residence and attached garage.  
Location: East side of CR 21, 3,800 ft. South of CR 20, in Jefferson Township, zoned A-1.  
CR 21-140922-1

D. Petitioner: ***Delbert L. Mullet and Anna M. Mullet Trust*** (Page 4)  
***Dated April 14, 2008***  
Petition: for a 25 ft. Developmental Variance to allow for the construction of a residence 50 ft. from the centerline of the right-of-way of CR 36 (Ordinance requires 75 ft.) and a 35 ft. Developmental Variance to allow for the construction of said residence 85 ft. from the centerline of the right-of-way of SR 13 (Ordinance requires 120 ft.).  
Location: Northeast corner of SR 13 and CR 36, common address of 63920 SR 13 in Clinton Township, zoned A-1. 63920SR 13-140909-1

E. Petitioner: ***Boyd Corporation (lessee) and UB III (Columbia), LLC (lessor)*** (Page 5)  
Petition: for a 1 ft. Developmental Variance to allow for an existing addition to a manufacturing business 24 ft. from the East rear property line (Ordinance requires 25 ft.).  
Location: East side of Columbia Drive, 390 ft. South being Lot 6A of Replat of Lots 5 & 6 Elkhart East Area D - Phase One, common address of 53208 Columbia Drive in Osolo Township, zoned DPUD-E-3. 53208ColumbiaDr-140918-1

**9:00 A.M.**

F. Petitioner: ***UMH in Broadmore, LLC*** (Page 6)  
Petition: for four 60 ft. Developmental Variances to allow for the placement of four mobile homes each 60 ft. from the centerline of the right-of-way of SR 15 (Ordinance requires 120 ft.).  
Location: East side of SR 15, 2,300 ft. South of CR 20, in Jefferson Township, zoned A-1. 00000SR 15-140918-1

**SPECIAL USE MOBILE HOME**

G. Petitioner: ***J. D. & Judith K. Garner (buyers) and Jerry & Juanita Vannoster (sellers)*** (Page 7)  
Petition: for a Special Use for a mobile home.  
Location: East side of CR 23, 240 ft. South of 1st Street, common address of 68382 CR 23 in Jackson Township, zoned A-1. 68382CR 23-140909-1