

# AGENDA

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

JUNE 15, 2016  
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: ***Sharon Reed and Franklin A. Reed, Sr. (Buyers)*** (Page 1)  
***and Joel Nichols (Seller)***  
Petition: for a 5 ft. Developmental Variance to allow for the construction of a residence 5 ft. from the West property line (Ordinance requires 10 ft.) and a 5 ft. Developmental Variance to allow for the construction of said residence 5 ft. from the East property line (Ordinance requires 10 ft.).  
Location: South side of Newcastle Drive, .25 mi. West of Kerryhaven Drive, 1,100 ft. North of CR 108, 3,600 ft. East of CR 1, common address of 29764 Newcastle Drive in Cleveland Township, zoned R-1. DV-0202-2016
- B. Petitioner: ***Waterford Properties, LLC (Buyer of Proposed Lot 1)*** (Page 2)  
***and MEH Investments, LLC (Seller of Proposed Lot 1)***  
Petition: for a Developmental Variance to allow for an existing commercial building on property served by an access easement.  
Location: North side of East Waterford Street, 374 ft. West of SR 19, common address of 914 East Waterford Street in Olive Township, zoned B-3. DV-0207-2016
- C. Petitioner: ***Mark and Alison Sties, Husband and Wife*** (Page 3)  
Petition: for a 9 ft. Developmental Variance to allow for the construction of a residence 21 ft. from property line (plat requires 30 ft.).  
Location: West side of Hillside Drive, 1,612 ft. East of CR 19, common address of 57787 Hillside Drive in Jefferson Township, zoned A-1. DV-0230-2016

D. Petitioner: **Mark and Sharon Forte** (Page 4)  
Petition: for a 25 ft. Developmental Variance to allow for the construction of a detached accessory building 50 ft. from centerline of the right-of-way (Ordinance requires 75 ft.).  
Location: North side of CR 16, 700 ft. East of CR 1, common address of 29851 CR 16 in Baugo Township, zoned R-1. DV-0218-2016

E. Petitioner: **Ryan Sensenig (Buyer) and Maple Crest Country Club of Goshen IN (Seller)** (Page 5)  
Petition: for a 7 to 1 depth to width ratio Developmental Variance to allow for the construction of a residence and a 70 ft. lot-width Developmental Variance to allow for the construction of said residence (Ordinance requires 100 ft.).  
Location: West side of Zollinger Road (CR 28), 4,000 ft. North of CR 22, in Jefferson/Elkhart Township, zoned A-1/R-1. DV-0234-2016

**9:00 A.M.**

F. Petitioner: **Phillip R. and Elaine F. Gingerich** (Page 6)  
Petition: for a Developmental Variance to allow for an existing residence and accessory buildings and for the construction of an accessory dwelling on a parcel served by an access easement and for a Developmental Variance to allow the sq. ft. of the proposed accessory dwelling to exceed the sq. ft. allowed (Ordinance allows 1,000 sq. ft.).  
Location: 1,800 ft. West off of CR 37, 2,680 ft. South of CR 44, common address of 68501 CR 37 in Benton Township, zoned A-1. DV-0216-2016