

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

OCTOBER 18, 2017  
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: ***Taylor King*** (Page 1)  
Petition: for a 12 ft. Developmental Variance to allow for the reconstruction of a porch 38 ft. from the center line of Walnut St. (Ordinance requires 50 ft.).  
Location: Northeast corner of Walnut St. & Clinton St., 2,236 ft. West of SR 13, common address of 123 W. Walnut St. in Clinton Township, zoned R-1.  
DV-0712-2017
- B. Petitioner: ***Mitchell G. & Linda J. Grevenstuk*** (Page 2)  
Petition: for a 5 ft. Developmental Variance to allow for the construction of a detached accessory building 5 ft. from the rear property line (Ordinance requires 10 ft.) and for a Developmental Variance to allow for the total square footage of accessory structures to exceed the total square footage in the primary structure.  
Location: West side of Myers St., 230 ft. South of Tarman Rd., East of SR 15, common address of 67921 Myers Rd. in Jackson Township, zoned R-1.  
DV-0722-2017
- C. Petitioner: ***Linfred & Gail Schrock (Buyers),  
Stephen C. Schrock (Seller), & Euell D. & Nora Elswick*** (Page 3)  
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: East side of Bristol Ave., 990 ft. North of CR 14, common address of 608 Bristol Ave. in Middlebury Township, zoned A-1.  
DV-0717-2017

- D. Petitioner: ***John J. & Gail F. Bergan*** (Page 4)  
 Petition: for a 10 ft. Developmental Variance to allow for an existing residence 0 ft. from the North property line (Ordinance requires 10 ft.) and for a 5 ft. Developmental Variance to allow for an existing accessory structure 0 ft. from the South property line (Ordinance requires 5 ft.).  
 Location: West side of CR 3, 2,630 ft. South of CR 26, common address of 60473 CR 3 in Baugo Township, zoned A-1. DV-0660-2017
- E. Petitioner: ***Anthony X Yu & De Xing Yu as Joint Tenants with Rights of Survivorship*** (Page 5)  
 Petition: for a 80 ft. lot width Developmental Variance to allow for the construction of a garage on property with 20 ft. road frontage (Ordinance requires 100 ft.).  
 Location: North of SR 120, 325 ft. East of CR 17, common address of 21829 SR 120 in Washington Township, zoned R-1. DV-0720-2017
- F. Petitioner: ***Alpha Building Center, Inc.*** (Page 6)  
 Petition: for a 11 ft. Developmental Variance to allow for an existing residence to be 39 ft. from the center line of Weaver Woods Dr. (Ordinance requires 50 ft.).  
 Location: Southwest corner of Cypress Ln. & Weaver Woods Dr., 636 ft. South of CR 28, East of CR 15, common address of 4128 Cypress Ln. in Harrison Township, zoned R-2. DV-0741-2017
- G. Petitioner: ***Alpha Building Center, Inc.*** (Page 7)  
 Petition: for a 9 ft. Developmental Variance to allow for an existing residence 41 ft. from the center line of Palmetto Ln. (Ordinance requires 50 ft.).  
 Location: Southeast corner of Cypress Ln. & Palmetto Ln., East of Weaver Woods Dr., 636 ft. South of CR 28, East of CR 15, common address of 4142 Cypress Ln. in Harrison Township, zoned R-2. DV-0745-2017
- H. Petitioner: ***Larry D. & Mona L. Shafer*** (Page 8)  
 Petition: for a 50 ft. lot width Developmental Variance to allow for the construction of a residence on proposed lot 3 of Jefferson Meadows with 50 ft. road frontage (Ordinance requires 100 ft.).  
 Location: East side of Jefferson Dr., 565 ft. South of CR 18, East of CR 23, in Jefferson Township, zoned A-1. DV-0738-2017
- 9:00 A.M.**
- I. Petitioner: ***Paul Lavern & Laurel Leigh Spurgeon*** (Page 9)  
 Petition: for a 7 ft. Developmental Variance to allow for the construction of a garage addition 3 ft. from the South side property line (Ordinance requires 10 ft.).  
 Location: East side of Ashbrooke Dr., South of Brentwood Dr., 1,100 ft. South of CR 42, common address of 67280 Ashbrooke Dr. in Jackson Township, zoned A-1 DPUD. DV-0726-2017

J. Petitioner: ***Amity Development, LLC*** (Page 10)  
Petition: for a 45 ft. Developmental Variance to allow for an existing building on proposed lot 1 to be 30 ft. from the East property line (Ordinance requires 75 ft.), for a 10 ft. Developmental Variance to allow for an existing building on proposed lot 1 to be 15 ft. from the West property line (Ordinance requires 25 ft.), for a 10 ft. Developmental Variance to allow for an existing building on proposed lot 1 to be 15 ft. from the South property line (Ordinance requires 25 ft.), for a 15 ft. Developmental Variance to allow for an existing building on proposed lot 1 to be 10 ft. from the North property line (Ordinance requires 25 ft.), for a 15 ft. Developmental Variance to allow for an existing building on proposed lot 2 to be 10 ft. from the South property line (Ordinance requires 25 ft.), for a 15 ft. Developmental Variance to allow for an existing building on proposed lot 3 to be 10 ft. from the North property line (Ordinance requires 25 ft.), and for a 10 ft. Developmental Variance to allow for an existing building on lot 3 to be 15 ft. from the South property line (Ordinance requires 25 ft.).

Location: Southeast corner of N. Wabash St. & Walnut St., 710 ft. East of SR 13, common address of 300 N. Wabash St. in Clinton Township, zoned M-1.  
DV-0701-2017

K. Petitioner: ***Reggie A. & Denise K. Fisher*** (Page 11)  
Petition: for a 96 sq. ft. net above-ground floor area Developmental Variance to allow for an existing 504 sq. ft. accessory dwelling (Ordinance requires 600 sq. ft.) and for a Developmental Variance to allow the total sq. ft. of accessory structures to exceed 200% of the total sq. ft. in the primary structures.

Location: South side of State Line Rd., 2,650 ft. West of CR 17, common address of 21812 State Line Rd., 21778 State Line Rd. in Washington Township, zoned A-1.  
UV-0728-2017