

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

AUGUST 15, 2018
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: **Clarence J. & Gretchen D. Yoder** (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: North side of CR 28, 68 ft. East of Zollinger Rd., common address of 18425 CR 28 in Jefferson Township, zoned A-1. DV-0454-2018
- B. Petitioner: **Wrangler Real Estate, Inc.** (Page 2)
Petition: for a 30 ft. Developmental Variance to allow for the construction of a residence on lots 1 & 2 of Home Lawn Subdivision 90 ft. from the center line of the right-of-way of SR 120 (Ordinance requires 120 ft.) and for a 25 ft. Developmental Variance to allow for the construction of a residence on lots 4 through 8 and part of lot 9 of proposed replat of Home Lawn Subdivision 50 ft. from the centerline of the right-of-way of CR 15 (Ordinance requires 75 ft.).
Location: Southeast corner of SR 120 & CR 15, in Concord Township, zoned R-1. DV-0492-2018
- C. Petitioner: **William A. & Carrie Clark** (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: West end of the easement, West side of CR 43, 2,000 ft. South of CR 10, in York Township, zoned A-1. DV-0491-2018
- D. Petitioner: **Jeffrey Alan Hoopes** (Page 4)
Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed the total square footage allowed by right.
Location: South side of CR 36, 3,100 ft. East of CR 15, common address of 22388 CR 36 in Harrison Township, zoned A-1. DV-0472-2018

E. Petitioner: ***Johnny D. Price*** (Page 5)
Petition: for a 36 ft. Developmental Variance to allow for the construction of a covered porch 39 ft. from the centerline of the right-of-way (Ordinance requires 75 ft.).
Location: East side of CR 21, 1,350 ft. North of CR 19, common address of 61284 CR 21 in Elkhart Township, zoned R-1. DV-0482-2018

F. Petitioner: ***David Gregory Mauser*** (Page 6)
Petition: for a Developmental Variance to allow for the construction of a residence on property (Tract C) with no road frontage served by an access easement.
Location: East side of the easement, North of CR 26, 1,680 ft. East of CR 1, in Baugo Township, zoned A-1. DV-0471-2018

9:00 A.M.

G. Petitioner: ***Adam W. & Jami D. Dexter*** (Page 7)
Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed the total square footage allowed by right.
Location: Southwest corner of North Shore Dr. & Dolph Rd., 2,242 ft. West of CR 11, common address of 25186 North Shore Dr. in Osolo Township, zoned R-2. DV-0494-2018

H. Petitioner: ***Tri-county Land Trustee Corporation (Land Contract Holder) & Noah Eicher (Land Contract Purchaser)*** (Page 8)
Petition: for a 15 ft. Developmental Variance to allow for the construction of a residence 60 ft. from the centerline of the right-of-way of CR 131 (Ordinance requires 75 ft.).
Location: Northeast corner of CR 131 & CR 33, common address of 55332 CR 131 in Middlebury Township, zoned A-1. DV-0483-2018

I. Petitioner: ***Gregory E. & Cathy J. Yoder*** (Page 9)
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: South end of the easement, South of CR 50, 1,590 ft. East of CR 19, common address of 20584 CR 50 in Jackson Township, zoned A-1. DV-0493-2018

MOBILE HOME SPECIAL USE

J. Petitioner: ***Alonzo Ketchum (Buyer) & Abby Kinder (Seller)*** (Page 10)
Petition: for a Special Use for a mobile home.
Location: South side of State Line Rd., 423 ft. East of CR 11, in Osolo Township, zoned A-1. SUP-0445-2018