

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

JANUARY 17, 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: **Bradley S. & Jennifer L. Rodman** (Page 1)  
Petition: for an amendment to an existing Developmental Variance to allow for the total square footage of accessory structures to exceed the total square footage of the primary structure to add an additional accessory building.  
Location: East side of the curve on CR 142, 600 ft. South of CR 42, common address of 18016 CR 142 in Jackson Township, zoned A-1. DV-0894-2017
- B. Petitioner: **Christopher M. & Kimberly K. Toles** (Page 2)  
Petition: for a 2 ft. Developmental Variance to allow for the construction of a residence 3 ft. from the East side property line (Ordinance requires 5 ft.) and for a 2 ft. Developmental Variance to allow for the construction of a residence 3 ft. from the West side property line (Ordinance requires 5 ft.).  
Location: South side of North Shore Dr., 2,880 ft. East of SR 19, common address of 23882 North Shore Dr. in Osolo Township, zoned R-2. DV-0923-2017
- C. Petitioner: **Austin G. & Whitley R. Bender (Buyers) & Martha F. Sommers Trustee Martha F. Sommers Trust (Seller)** (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 and for a Developmental Variance to allow for the total square footage of accessory structures to exceed the total square footage of the primary structure.  
Location: West off of CR 117, 3,200 ft. South of CR 46, in Jackson Township, zoned A-1. DV-0931-2017

- D. Petitioner: ***Northside Baptist Church of Elkhart Ind., Inc.*** (Page 4)  
 Petition: for a 30 ft. Developmental Variance to allow for the placement of a sign 25 ft. from the center line of the right-of-way of CR 9 (Ordinance requires 55 ft.), for a 48 sq. ft. Developmental Variance to allow for an 80 sq. ft. electronic sign (Ordinance allows for 32 sq. ft.), and for a Developmental Variance to allow for an electronic sign within 300 ft. of a residence.  
 Location: East side of CR 9, 1,150 ft. South of CR 6, common address of 53198 CR 9 in Osolo Township, zoned M-2, R-1. DV-0936-2017
- E. Petitioner: ***Glenn L. & Diana R. Duncan*** (Page 5)  
 Petition: 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: North side of Vistula St., 3,540 ft. East of CR 21, common address of 1416 W. Vistula St. in Washington Township, zoned R-1. DV-0919-2017
- F. Petitioner: ***Hart City Properties, Inc.*** (Page 6)  
 Petition: for a 28 ft. Developmental Variance to allow for the construction of two mini-warehouse buildings 47 ft. from the centerline of the right-of-way of Markle St. (Ordinance requires 75 ft.), for a 21 ft. Developmental Variance to allow for the construction of a mini-warehouse building 54 ft. from the centerline of the right-of-way of Florence St. (Ordinance requires 75 ft.), for a 10 ft. Developmental Variance to allow for the construction of a mini-warehouse building 15 ft. from the East side property line (Ordinance requires 25 ft.), and for a 35 ft. Developmental Variance to allow for the construction of two mini-warehouse buildings 15 ft. from the North side property line (Ordinance requires 50 ft.) .  
 Location: Northeast corner of Markle St. & Florence St., 535 ft. West of SR 19, South of Lusher Ave., common address of 28101 Markle St. in Baugo Township, zoned M-1. DV-0934-2017