

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

AUGUST 14, 2019
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: ***Derek M. Fike & Jessica M. Fike, Husband & Wife*** (Page 1)
Petition: for an 18 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing residence 57 ft. from the centerline of the right-of-way of CR 40 and for a 15 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an existing garage 35 ft. from the centerline of the right-of-way of Westgate Blvd..
Location: Southwest corner of CR 40 & Westgate Blvd., 2,365 ft. East of CR 1, common address of 29558 CR 40 in Olive Township, zoned A-1. DV-0479-2019
- B. Petitioner: ***Robert L. Donegan & Wendy Jo Donegan, Husband & Wife*** (Page 2)
Petition: for a 76 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence.
Location: South end of Strathmore Dr., 875 ft. South of US 20, East of Goshen Ave. (CR 16), in Concord Township, zoned R-1. DV-0489-2019
- C. Petitioner: ***Ethan Dean Grass & Katrina Grass, Husband & Wife*** (Page 3)
Petition: for a 16 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing residence 59 ft. from the centerline of the right-of-way.
Location: West side of CR 31, 1,100 ft. North of US 20, common address of 56789 CR 31 in Jefferson Township, zoned A-1. DV-0504-2019
- D. Petitioner: ***Dennis Carroll & Kimberly Carroll, Husband & Wife*** (Page 4)
Petition: for a 7:1 depth-to-width-ratio Developmental Variance to allow for the construction of a residence and accessory structure
Location: West side of Old CR 17, 350 ft. South of CR 20, Concord Township, zoned A-1. DV-0505-2019

- E. Petitioner: ***Maria G. Molina*** (Page 5)
 Petition: for a 25 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the construction of a porch 25 ft. from the centerline of the right-of-way of Wilson St.
 Location: Southeast corner of Wilson St. & Grover St., 735 ft. West of CR 11, North of CR 10, common address of 54158 Wilson St. in Osolo Township, zoned R-2.
 DV-0506-2019
- F. Petitioner: ***Robert P. Walker & Sheryl A. Walker, Husband & Wife*** (Page 6)
 Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
 Location: Northeast corner of Indiana Lake Rd. & CR 2, 835 ft. West of CR 23, common address of 18970 E. Indiana Lake Rd. in Washington Township, zoned R-2.
 DV-0507-2019
- G. Petitioner: ***Dr. Weldy's Associates Realty, LLC*** (Page 7)
 Petition: for a 9 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for an existing veterinarian office 1 ft. from the south side property line, for a 52 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing veterinarian office 33 ft. from the centerline of the right-of-way of CR 3, and for a 42 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an existing veterinarian office 8 ft. from the centerline of the right-of-way of Sycamore St..
 Location: Southeast corner of Elkhart St. (CR 3) & Sycamore St., 200 ft. North of Waterford St. (CR 40), common address of 114 N. Elkhart St. in Olive Township, zoned B-1.
 DV-0498-2019
- H. Petitioner: ***Brian S. Armbruster & Shanda N. Armbruster, Husband & Wife*** (Page 8)
 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 44, 925 ft. East of CR 37, common address of 12851 CR 44 in Benton Township, zoned A-1.
 DV-0500-2019
- I. Petitioner: ***Silas Miller (Buyer) & Merle V. Hershberger & Barbara Ellen Hershberger, Husband & Wife (Sellers)*** (Page 9)
 Petition: for a 35 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing residence 40 ft. from the centerline of the right-of-way.
 Location: North side of CR 52, 2,500 ft. East of CR 11, common address of 24501 CR 52 in Union Township, zoned A-1.
 DV-0509-2019
- J. Petitioner: ***Brett H. Garner & Monica M. Garner, Husband & Wife*** (Page 10)
 Petition: for a 25 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence.
 Location: West side of CR 33, 1,450 ft. South of US 33, in Benton Township, zoned A-1.
 DV-0508-2019