

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

JULY 17, 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: ***John A. Lendman Sr. & Debra K. Lendman, Husband & Wife*** (Page 1)  
Petition: for a 22 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the construction of a garage addition 28 ft. from the centerline of the right-of-way of Cecil Ct. and for a 20 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an existing residence 30 ft. from the centerline of the right-of-way of North Shore Dr.  
Location: Northwest side of North Shore Dr., 380 ft. Northeast of SR 19, common address of 51329 North Shore Dr. in Osolo Township, zoned R-2. DV-0383-2019
- B. Petitioner: ***Ben D. Mausar Jr. & Marilyn S. Mausar Joint Tenants with Full Rights of Survivorship*** (Page 2)  
Petition: for a 7:1 depth-to-width ratio Developmental Variance and for a 75 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for an existing residence and for the construction of a residential addition.  
Location: South side of CR 14, 745 ft. West of CR 23, common address of 19168 CR 14 in Jefferson Township, zoned A-1. DV-0397-2019
- C. Petitioner: ***Dale I. Pletcher & Glenna L. Pletcher, Husband & Wife*** (Page 3)  
Petition: for a Developmental Variance (Ordinance allows one) to allow for the construction of an accessory dwelling with a second curb cut.  
Location: Northwest corner of Randy Dr. & CR 118, 750 ft. East of CR 115, common address of 22805 CR 118 in Concord Township, zoned A-1. DV-0398-2019

- D. Petitioner: ***LaVern E. Bontrager & Anita J. Bontrager, Husband & Wife*** (Page 4)  
 Petition: for a 17 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for the construction of a residential addition 58 ft. from the centerline of the right-of-way.  
 Location: North side of CR 108, 1,640 ft. East of CR 31, common address of 16101 CR 108 in Washington Township, zoned A-1. DV-0403-2019
- E. Petitioner: ***Smoker Craft, Inc.*** (Page 5)  
 Petition: for a 62 ft. Developmental Variance (Ordinance requires 300 ft.) to allow for the placement of an electronic message center 238 ft. from the closest residence.  
 Location: East side of CR 23, 2,600 ft. South of CR 142, common address of 67977 CR 23 in Jackson Township, zoned M-2. DV-0407-2019
- F. Petitioner: ***Larry M. Brothers*** (Page 6)  
 Petition: for a 1 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an existing residence and the construction of an attached garage 4 ft. from the north property line.  
 Location: East side of North Shore Dr., 15 ft. Southeast of Thompson Ave., 975 ft. East of SR 19 (Cassopolis St.), common address of 51110 North Shore Dr. in Osolo Township, zoned R-2. DV-0425-2019
- G. Petitioner: ***Jeffrey A. Loucks*** (Page 7)  
 Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.  
 Location: North side of CR 6, 620 ft. West of CR 21, common address of 19649 CR 6 in Washington Township, zoned A-1. DV-0427-2019
- H. Petitioner: ***Lisa LaGrand*** (Page 8)  
 Petition: for a 22 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for the placement of a personal storage building 53 ft. from the centerline of the right-of-way of County Road 13.  
 Location: Southeast corner of Old US 20 & CR 13 (Middleton Run Rd.), common address of 23466 Old US 20 in Concord Township, zoned R-1. DV-0430-2019