

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

JUNE 19, 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: ***Hannah Aitken (Buyer) & Andrea Enyeart (Seller)*** (Page 1)
Petition: for a 10 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an existing residence 40 ft. from the centerline of the right-of-way.
Location: West side of S. Walnut St., 150 ft. South of Waterford St. (CR 40), common address of 103 S. Walnut St. in Olive Township, zoned R-1. DV-0335-2019
- B. Petitioner: ***Matthew E. Thompson & Gwendolyn D. Thompson, Husband & Wife*** (Page 2)
Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
Location: West side of CR 15, 850 ft. North of CR 30, common address of 61811 CR 15 in Harrison Township, zoned A-1. DV-0337-2019
- C. Petitioner: ***James M. Peterson & Nancy R. Peterson, Husband & Wife*** (Page 3)
Petition: for a 15 ft. Developmental Variance (Ordinance requires 35 ft.) to allow for the construction of a detached accessory structure 20 ft. from the front property line along the cul-de-sac.
Location: Southeast end of Pearl Ann Dr., 1,080 ft. South of CR 16, West of CR 13, common address of 56960 Pearl Ann Dr. in Concord Township, zoned R-1. DV-0336-2019
- D. Petitioner: ***Alan Spice & Barbara Spice, Husband & Wife*** (Page 4)
Petition: for a 3 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for the construction of a residence 7 ft. from the southeast property line.
Location: Southwest side of Bristol Ave. (CR 8), 1,040 ft. Northwest of Pleasant St., West of Main St. (SR 13), in Middlebury Township, zoned A-1. DV-0338-2019

- E. Petitioner: ***Chris Good & Lindsay Good (Buyers), Greg Shaffer & Dia Shaffer (Buyers), & Velda I. Gunderman Sole Trustee of the Gunderman Family Revocable Trust (Seller)*** (Page 5)
- Petition: for a 7:1 depth-to-width-ratio Developmental Variance and for a 50 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence on proposed lot 1, and for a Developmental Variance to allow for the construction of a residence on property with no road frontage served by an access easement on proposed lot 2.
- Location: North side of CR 118, 1,325 ft. East of CR 115, in Concord Township, zoned A-1. DV-0347-2019
- F. Petitioner: ***Joshua Jon Yoder*** (Page 6)
- Petition: for a 30 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing residence 45 ft. from the centerline of the right-of-way and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
- Location: West side of CR 33, 600 ft. North of CR 38, common address of 64899 CR 33 in Clinton Township, zoned A-1. DV-0342-2019

STAFF/BOARD ITEMS *(time of review at the discretion of the Board of Zoning Appeals)*

- *Minor Change – Alan Spice & Barbara Spice (DV-0812-2018) – request to extend the ILP deadline an additional 180 days until January 2020.*