

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

MAY 15, 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: **Michael Maurer & Heidi Maurer, Husband & Wife** (Page 1)
Petition: for a 19 ft. Developmental Variance to allow for the construction of an accessory structure 31 ft. from the centerline of the right-of-way of Walnut Street (Ordinance requires 50 ft.).
Location: Northwest corner of Fourth St. & Walnut St., 895 ft. East of Division St., common address of 18841 4th St. in Jackson Township, zoned R-1.
DV-0263-2019
- B. Petitioner: **Herbert L. Miller & Mary H. Miller, Husband & Wife** (Page 2)
Petition: for a 7:1 depth-to-width ratio Developmental Variance and for a 24 ft. lot-width Developmental Variance to allow for the construction of a residence (Ordinance requires 100 ft.).
Location: West side of CR 3, 1,785 ft. North of CR 44, in Locke Township, zoned A-1.
DV-0276-2019
- C. Petitioner: **Scott A. Rusthoven & Jody L. Rusthoven, Husband & Wife** (Page 3)
Petition: for a 10 ft. Developmental Variance to allow for the construction of a garage addition 25 ft. from the front property line along the cul-de-sac (Ordinance requires 35 ft.).
Location: West side of Brook Valley Ct., 230 ft. South of Dunhill Crossing, East of CR 100, common address of 57835 Brook Valley Ct. in Baugo Township, zoned R-1.
DV-0261-2019
- D. Petitioner: **Carl C. Degler** (Page 4)
Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
Location: East side of CR 29, 1,455 ft. North of CR 52, common address of 71226 CR 29 in Jackson Township, zoned A-1.
DV-0277-2019

- E. Petitioner: ***AMMF Trustee Corporation as Trustee for Amish Mutual Mortgage Fund (Land Contract Holder) & Eric L. Chupp & Joanna Kay Chupp (Land Contract Purchasers)*** (Page 5)
 Petition: for a 40 ft. Developmental Variance to allow for an existing bait & tackle shop 35 ft. from the centerline of the right-of-way (Ordinance requires 75 ft.).
 Location: West side of CR 29, 500 ft. North of CR 56, common address of 72643 CR 29 in Benton Township, zoned A-1. DV-0266-2019
- 9:00 A.M.**
- F. Petitioner: ***Charles L. Davis & Ellen K. Davis, Husband & Wife*** (Page 6)
 Petition: for a .082 acre Developmental Variance to allow for the construction of an accessory dwelling (Ordinance requires 1 acre).
 Location: North side of Rogers St., 940 ft. West of CR 9, South of CR 4, common address of 26171 Rogers Rd. in Osolo Township, zoned A-1. DV-0219-2019
- G. Petitioner: ***Esteban Sigala Flores & Adolfo Sigala Flores*** (Page 7)
 Petition: for a Special Use for an existing mobile home.
 Location: South side of US 20, 1,800 ft. East of SR 13, common address of 12168 US 20 in Middlebury Township, zoned A-1. SUP-0184-2019
- H. Petitioner: ***John F. Yoder Trustee of Sleepy Hollow Land Trust (Land Contract Holder) & Thomas Erxleben & Lindsey Conley (Land Contract Purchasers)*** (Page 8)
 Petition: for a Special Use for a mobile home.
 Location: East side of CR 27, 1,535 ft. Southwest of CR 29, in Jackson Township, zoned A-1. SUP-0279-2019
- I. Petitioner: ***Brian Randolph*** (Page 9)
 Petition: for a Special Use for a mobile home.
 Location: North side of Homeland Ave., 700 ft. East of Adams St., North of North Park Ave., East of Johnson St., common address of 25649 Homewood Ave. in Osolo Township, zoned R-2. SUP-0278-2019

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 16, 2020.*