

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

OCTOBER 16, 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 D. Stout & Margaret A. Stout, Husband & Wife*** (Page 1)  
Petition: for a 5 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the construction of a detached accessory structure 45 ft. from the centerline of the right-of-way of Circle Ln.  
Location: Southeast corner of Holiday Dr. & Circle Ln., 500 ft. East of Homeland Rd., 800 ft. South of CR 10, common address of 54554 Holiday Dr. in Osolo Township, zoned R-1. DV-0588-2019
- B. Petitioner: ***KC Investment Properties, LLC*** (Page 2)  
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 20, 1,720 ft. East of CR 117, common address of 21173 CR 20 in Jefferson Township, zoned A-1. DV-0602-2019
- C. Petitioner: ***Lori Ann Wampler Steele*** (Page 3)  
Petition: for a 23 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for an existing residence 97 ft. from the centerline of the right-of-way, for a 3 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an existing accessory structure 2 ft. from the west side property line, and for a 10 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for an existing accessory structure 0 ft. from the rear property line.  
Location: South side of SR 4, 1,925 ft. West of CR 127, common address of 17410 SR 4 in Elkhart Township, zoned A-1. DV-0665-2019

- D. Petitioner: ***Jacob Kidder*** (Page 4)  
 Petition: for a 1,575 sq. ft. lot-area Developmental Variance (Ordinance requires 9,000 sq. ft.) to allow for the placement of a residence.  
 Location: Northeast corner of Homewood Ave. & Adams St., 350 ft. North of North Park Ave., East of Johnson St. (CR 9), common address of 25761 Homewood Ave. in Osolo Township, zoned R-2. DV-0603-2019
- E. Petitioner: ***Daniel L. Yoder & Talashia Keim Yoder, Husband & Wife*** (Page 5)  
 Petition: for a 68 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for an existing residence 52 ft. from the centerline of the right-of-way.  
 Location: West side of SR 15, 970 ft. North of CR 42, common address of 66305 SR 15 in Elkhart Township, zoned R-1. DV-0682-2019
- F. Petitioner: ***Raymond J. Allison & Theresa L. Allison, 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: North side of CR 40, 1,145 ft. West of CR 33, common address of 15225 CR 40 in Clinton Township, zoned A-1. DV-0669-2019
- 9:00 A.M.**
- G. Petitioner: ***Galen D. Bontrager*** (Page 7)  
 Petition: for a 3 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for the construction of an attached garage addition 7 ft. from the south side property line.  
 Location: West side of Southfield Circle West, 210 ft. South of CR 42, common address of 67041 Southfield Circle West in Jackson Township, zoned R-1. DV-0673-2019
- H. Petitioner: ***Bryan L. Dygert & Laura A. Dygert, Husband & Wife*** (Page 8)  
 Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right and for a Developmental Variance to allow for an existing residence on property with no road frontage served by an access easement.  
 Location: East side of the access easement, 195 ft. South of CR 8, 1,770 ft. East of CR 19, common address of 20704-1 CR 8 in Washington Township, zoned R-1. DV-0672-2019
- I. Petitioner: ***Douglas V. Steury & LuAnn Steury, and their successors as Co-Trustees of the Douglas V. Steury Trust dated April 24, 2018 and the LuAnn Steury Trust dated April 24, 2018*** (Page 9)  
 Petition: for a 7:1 depth-to-width-ratio Developmental Variance and for a 70 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence.  
 Location: South side of CR 142, 2,600 ft. East of CR 21, in Jackson Township, zoned R-1. DV-0635-2019

J. Petitioner: **Anabel Campos** (Page 10)  
Petition: for a 9 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for the construction of a covered porch 66 ft. from the centerline of the right-of-way.  
Location: Southwest side of CR 45, 1,180 ft. Southeast of CR 17, common address of 22152 CR 45 in Concord Township, zoned R-1. DV-0689-2019

K. Petitioner: **Zachary M. Beavernier & Lauren M. Beavernier, Husband & Wife** (Page 11)  
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 Heaton Vista, 1,550 ft. West of CR 15, 3,300 ft. South of CR 4, common address of 22799 Heaton Vista in Osolo Township, zoned R-2. DV-0670-2019

L. Petitioner: **Tall Oaks Mobile Home Park, LLC** (Page 12)  
Petition: for a 48 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for new & existing mobile homes 27 ft. from the centerline of the right-of-way of East County Line Rd., for a 50 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for existing mobile homes 25 ft. from the centerline of the right-of-way of CR 4, for a 30 ft. Developmental Variance (Ordinance requires 30 ft.) to allow for existing mobile homes 0 ft. from the west side property line, and for a 30 ft. Developmental Variance (Ordinance requires 30 ft.) to allow for existing mobile homes 0 ft. from the rear property line.  
Location: Northwest corner of CR 4 & East County Line Rd., common address of 10039 CR 4 in York Township, zoned R-2. DV-0693-2019

**9:30 A.M.**

M. Petitioner: **Carl Gaines** (Page 13)  
Petition: for a 36 ft. lot-width Developmental Variance (Ordinance requires 100 ft.), for a 8,771 sq. ft. lot-area Developmental Variance (Ordinance requires 15,000 sq. ft.) to allow for an existing residence, for a 3 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an existing residence 47 ft. from the centerline of the right-of-way, for a 9 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for an attached garage addition 1 ft. from the west side property line, and for a 10 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for an existing residence 0 ft. from the east side property line .  
Location: Northwest side of Jackson Blvd., 360 ft. East of Middleton Run Rd., common address of 3900 E. Jackson Blvd. in Concord Township, zoned R-1. DV-0674-2019

N. Petitioner: **Brenda Cortes** (Page 14)  
Petition: for a 20 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the construction of a residence 30 ft. from the centerline of the right-of-way.  
Location: North side of Ideal Beach Rd., 70 ft. East of Heaton Vista, East of CR 13, North of CR 6, common address of 52278 Ideal Beach Rd., Lot 1 in Osolo Township, zoned R-2. DV-0686-2019

**MOBILE HOME SPECIAL USES**

O. Petitioner: ***Carl Champlin (Deceased) & Loretta Champlin, Husband & Wife*** (Page 15)

Petition: for a Special Use for a mobile home.

Location: East side of CR 9 (Johnson St.) & West side of Lakeland Rd., 1,775 ft. North of CR 4, common address of 51664 CR 9 in Osolo Township, zoned R-2.  
SUP-0680-2019

P. Petitioner: ***Yomalyn Gonzalez Vences (Buyer) & Troy J. Wallace (Seller)*** (Page 16)

Petition: for a Special Use for a mobile home.

Location: North side of Gerald St., 630 ft. West of Johnson St. (CR 9), common address of 26127 Gerald St. in Osolo Township, zoned R-2. SUP-0592-2019