

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

SEPTEMBER 18, 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: ***Jon Harkrider & Shonne Harkrider, Husband & Wife*** (Page 1)  
Petition: for a 24 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for the construction of an accessory structure 96 ft. from the centerline of the right-of-way and for a 4 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an existing accessory structure 1 ft. from the west property line.  
Location: North side of Vistula St. (SR 120), 3,905 ft. East of CR 21, common address of 1410 W. Vistula St. in Washington Township, zoned R-1. DV-0574-2019
- B. Petitioner: ***Kermit W. Fisher*** (Page 2)  
Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right and for a 10 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for an existing residence 0 ft. from the North property line.  
Location: East side of CR 7, 1,325 ft. South of CR 20, common address of 58166 CR 7 in Concord Township, zoned R-1. DV-0579-2019
- C. Petitioner: ***Dan Brekke & Leanne Brekke, Husband & Wife*** (Page 3)  
Petition: for a 26 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the construction of a residence 24 ft. from the centerline of the right-of-way and for a Developmental Variance to allow for lot coverage to exceed that allowed by right.  
Location: South side of North Shore Dr., 420 ft. East of Bell Ave., East of SR 19, common address of 25928 North Shore Dr. in Osolo Township, zoned R-2. DV-0562-2019

- D. Petitioner: ***Kopf Properties, LLC*** (Page 4)  
 Petition: for a 624 sq. ft. Developmental Variance (Ordinance allows 48 sq. ft.) to allow for a 672 sq. ft. electronic message center.  
 Location: Southeast corner of SR 15 & US 20, common address of 57040 SR 15 in Jefferson Township, zoned DPUD B-3. DV-0567-2019
- E. Petitioner: ***Gregory M. Grochowski & Donna J. Grochowski, Husband & Wife*** (Page 5)  
 Petition: for a 10 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for the construction of an accessory structure 0 ft. from the rear property line 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 Cornwall Rd., 1,205 ft. North of CR 2, common address of 50786 Cornwall Rd. in Washington Township, zoned R-2. DV-0578-2019
- F. Petitioner: ***Bonnie J. Whitaker*** (Page 6)  
 Petition: for a 7:1 depth-to-width-ratio Developmental Variance and for a 50 ft. lot-width Developmental Variance to allow for the construction of an addition to an existing residence.  
 Location: South side of CR 34, 1,250 ft. East of CR 43, common address of 10504 CR 34 in Clinton Township, zoned A-1. DV-0527-2019
- G. Petitioner: ***MGR Properties, LLC*** (Page 7)  
 Petition: for a 67 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for an existing residence 53 ft. from the centerline of the right-of-way of SR 19.  
 Location: Southeast corner of CR 36 & SR 19, common address of 27956 CR 36 in Harrison Township, zoned A-1. DV-0577-2019
- H. Petitioner: ***Timothy P. Strebin & Linda L. Strebin, 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.  
 Location: North side of CR 20, 500 ft. East of CR 23, common address of 19121 CR 20 in Jefferson Township, zoned A-1. DV-0571-2019
- I. Petitioner: ***Walter Wilson & Valerie Worthman, Joint Tenants with Rights of Survivorship*** (Page 9)  
 Petition: for a 17 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an existing residence 33 ft. from the centerline of the right-of-way, for a 4 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for an existing residence 6 ft. from the west side property line, and for a 4 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for an existing residence 6 ft. from the east side property line.  
 Location: North side of Walnut St., 145 ft. East of Cook St., common address of 311 W. Walnut St. in Clinton Township, zoned R-1. DV-0580-2019