

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

JULY 15, 2020
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: ***Claudia V. Granados*** (Page 1)
Petition: for a 30 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for the construction of an addition to a residence 45 ft. from the centerline of the right-of-way.
Location: north side of CR 20, 2,020 ft. east of CR 117, common address of 21125 CR 20 in Jefferson Township, zoned A-1. DV-0424-2020
- B. Petitioner: ***Jeffrey S. Lechlitner & Peggy Lechlitner, 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 and for a 1 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for an existing residence.
Location: west side of CR 7, 2,590 ft. north of CR 40, common address of 65501 CR 7 in Harrison Township, zoned A-1. DV-0408-2020
- C. Petitioner: ***Paul D. Schrock*** (Page 3)
Petition: for a 22 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for the construction of an attached garage addition 53 ft. from the centerline of the right-of-way.
Location: west side of CR 31, 850 ft. south of CR 138, common address of 65677 CR 31 in Elkhart Township, zoned A-1. DV-0406-2020
- D. Petitioner: ***Lee J. Brooks & Kelsey M. Brooks, Husband & Wife*** (Page 4)
Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
Location: south side of CR 18, 340 ft. west of CR 117, common address of 21602 CR 18 in Jefferson Township, zoned A-1. DV-0428-2020

- E. Petitioner: ***James Logan*** (Page 5)
 Petition: for a 20 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the construction of a detached accessory structure 30 ft. from the centerline of the right-of-way.
 Location: southwest side of Pembroke Ln., 80 ft. south of Sherwood Dr., south of CR 26, east of CR 113, common address of 60109 Pembroke Ln. in Concord Township, zoned R-1. DV-0432-2020
- F. Petitioner: ***Mahlon A. Bontrager & Susan J. Bontrager, Husband & Wife*** (Page 6)
 Petition: for a 7:1 depth-to-width-ratio Developmental Variance to allow for the construction of a residence.
 Location: south side of SR 120, 3,600 ft. west of CR 131, common address of 15918 SR 120 in Washington Township, zoned A-1. DV-0443-2020
- G. Petitioner: ***Esther J. Rogers, Trustee of the Esther J. Rogers Living Trust*** (Page 7)
 Petition: for a 3 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing commercial building 72 ft. from the centerline of the right-of-way of Grand St., for a 38 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing commercial building 37 ft. from the centerline of the right-of-way of Wayne St., for a 47 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing commercial building 28 ft. from the centerline of the right-of-way of Berry St., and for a 22 ft. Developmental Variance (Ordinance requires 25 ft.) to allow for an existing commercial building 3 ft. from the east side property line .
 Location: northeast corner of Grand St. & Wayne St., 1,115 ft. west of SR 13, common address of 300 Wayne St. in Middlebury Township, zoned M-1. DV-0435-2020
- H. Petitioner: ***Harold W. Eichhorn & Jessica M. Eichhorn, Husband & Wife*** (Page 8)
 Petition: for a Developmental Variance to allow for the construction of a residence on property with no road frontage served by an access easement.
 Location: south end of the easement, 660 ft. south of US 20, 1,000 ft. east of CR 29, in Jefferson Township, zoned A-1. DV-0448-2020
- I. Petitioner: ***Gretchen Burke*** (Page 9)
 Petition: for a 20 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the placement of a residence 30 ft. from the centerline of the right-of-way of Baker St.
 Location: southwest corner of Woodrow St. & Baker St., 1,000 ft. north of Mishawaka Rd. (CR 20), 2,300 ft. west of SR 19, common address of 57505 Woodrow St. in Baugo Township, zoned R-2. DV-0439-2020
- J. Petitioner: ***Richard Yoder & Rachel Yoder, Husband & Wife*** (Page 10)
 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 1, 690 ft. north of CR 44, common address of 67817 CR 1 in Locke Township, zoned A-1. DV-0430-2020

K. Petitioner: *Marilyn McClure* **(Page 11)**
 Petition: for a Developmental Variance to allow for the construction of a residence on
 property with no road frontage served by an access easement (Proposed lot 2).
 Location: north side of North Shore Dr., 1,220 ft. west of CR 11, in Osolo Township,
 zoned R-2. UV-0447-2020