

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

NOVEMBER 18, 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: ***D. Bruce Whirlledge & Susie L. Whirlledge, Co-Trustees of The D. Bruce Whirlledge & Susie L. Whirlledge Revocable Living Trust dated April 11, 2003*** (Page 1)
- Petition: for a 5 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing residence 70 ft. from the centerline of the right-of-way of CR 148 and for a 2 ft. Developmental Variance (Ordinance Requires 10 ft.) to allow for an existing detached accessory structure 8 ft. from the rear property line.
- Location: southeast corner of CR 148 & US 33, common address of 12458 CR 148 in Benton Township, zoned A-1. DV-0748-2020
- B. Petitioner: ***Tri-County Land Trustee Corporation (Land Contract Holder) & Steven R. Miller & Inez Miller, Husband & Wife (Land Contract Purchasers)*** (Page 2)
- Petition: for a 9 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing residence 66 ft. from the centerline of the right-of-way.
- Location: south side of CR 8, 3,400 ft. west of CR 35, common address of 14080 CR 8 in York Township, zoned A-1. DV-0749-2020
- C. Petitioner: ***JLMES, LLC*** (Page 3)
- Petition: for a 15 ft. Developmental Variance (Ordinance requires 25 ft.) to allow for the construction of a storage building 10 ft. from the south side property line.
- Location: southwest corner of Maple St. (CR 23) & Earthway Dr., common address of 1103 Maple St. in Washington Township, zoned M-2. DV-0820-2020

- D. Petitioner: ***Gary Houser & Debra Houser, Husband & Wife*** (Page 4)
 Petition: for a 39 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for the construction of an accessory structure 36 ft. from the centerline of the right-of-way.
 Location: north side of CR 108, 1,560 ft. east of CR 131, common address of 14963 CR 108 in York Township, zoned A-1. DV-0801-2020
- E. Petitioner: ***Max Alan Davis*** (Page 5)
 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 18, 1,845 ft. west of CR 3, common address of 29349 CR 18 in Baugo Township, zoned A-1. DV-0613-2020
- F. Petitioner: ***Orrin J. Shaw & Benita L. Shaw, Husband & Wife*** (Page 6)
 Petition: for a 4 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for the construction of a residence 6 ft. from the west side property line.
 Location: south side of Meadowbrook Ln., 620 ft. west of CR 1, south of CR 108, common address of 30372 Meadowbrook Ln. in Cleveland Township, zoned A-1. DV-0773-2020
- G. Petitioner: ***Joel W. Smartt & Trista Smartt, Husband & Wife*** (Page 7)
 Petition: for a 16 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the placement of an accessory structure 34 ft. from the centerline of the right-of-way of Cedar Ridge Rd..
 Location: northwest corner of Old US 20 (Lexington Ave.) & Cedar Ridge Rd., 1,210 ft. west of CR 1, common address of 30229 Old US 20 in Cleveland Township, zoned R-1. DV-0781-2020
- H. Petitioner: ***Simran Petroleum, Inc.*** (Page 8)
 Petition: for a 25 ft. Developmental Variance (Ordinance requires 25 ft.) to allow for the construction of a convenience store 0 ft. from the south side property line.
 Location: east side of SR 15, 1,185 ft. north of CR 46, common address of 68310 SR 15 in Jackson Township, zoned M-1. DV-0823-2020

MOBILE HOME SPECIAL USE

- I. Petitioner: ***Adam M. Smith*** (Page 9)
 Petition: for a Special Use for a mobile home.
 Location: south side of North Park Ave., 1,560 ft. east of CR 9, common address of 25700 North Park Ave. in Osolo Township, zoned R-2. SUP-0800-2020