

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

OCTOBER 14, 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: ***Shawn D. Persing & Lori K. Persing, Husband & Wife*** (Page 1)
Petition: for a Developmental Variance to allow for an existing residence on property with no road frontage served by an access easement.
Location: east end of the easement, north of E. Waterford St., 1,540 ft. east of Elkhart St., common address of 320 E. Waterford St. in Olive Township, zoned A-1. DV-0685-2020
- B. Petitioner: ***Randy A. Coyle & Cynthia D. Coyle, Husband & Wife*** (Page 2)
Petition: for a 12 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for the construction of an attached garage 63 ft. from the centerline of the right-of-way.
Location: south side of CR 16, 690 ft. south of US 20, common address of 24788 CR 16 in Concord Township, zoned R-2. DV-0686-2020
- C. Petitioner: ***Walter D. Lehman, Jr., & Ellen K. Lehman, Husband & Wife*** (Page 3)
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 27, 25 ft. north of CR 126, common address of 60482 CR 27 in Jefferson Township, zoned A-1. DV-0708-2020
- D. Petitioner: ***Bravo Romeo, LLC*** (Page 4)
Petition: for a 23 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for the construction of an office building 97 ft. from the centerline of the right-of-way of SR 13 and for a 21 ft. Developmental Variance (Ordinance requires 55 ft.) to allow for the construction of a sign 34 ft. from the centerline of the right-of-way of SR 13.
Location: east side of SR 13, 70 ft. south of Elm St., common address of 318 N. Benton St. in Clinton Township, zoned B-2. DV-0709-2020

- E. Petitioner: ***KOPF Properties, LLC*** (Page 5)
 Petition: for a 1,296 sq. ft. Developmental Variance (Ordinance allows 48 sq. ft.) to allow for the placement of a 1,344 sq. ft. electronic message board.
 Location: southeast corner of SR 15 & US 20, common address of 57040 SR 15 in Jefferson Township, zoned DPUD B-3. DV-0713-2020
- F. Petitioner: ***Daniel A. Bontrager & Ada Mae Bontrager, Husband & Wife*** (Page 6)
 Petition: for a 7:1 depth-to-width-ratio Developmental Variance and a 50 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence.
 Location: west side of CR 35, 2,300 ft. south of CR 20, in Middlebury Township, zoned A-1. DV-0712-2020
- G. Petitioner: ***David A. Bontrager & Rachel D. Bontrager, Husband & Wife*** (Page 7)
 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: east side of CR 43, 3,330 ft. north of CR 34, in Clinton Township, zoned A-1. DV-0711-2020

STAFF/BOARD ITEMS (time of review at the discretion of the Hearing Officer)

- *Minor Change – Developmental Variance – Robert L. Donegan & Wendy Jo Donegan, Husband & Wife (DV-0586-2020) – request to amend the site plan to allow for a change in location for the proposed residence.*