

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

AUGUST 18, 2021  
8:30 A.M.

DEPARTMENT OF PUBLIC SERVICES  
MEETING ROOMS 104, 106, & 108  
117 N. 2<sup>ND</sup> STREET, 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: ***Royer Construction (Buyer) & Fred L. Vonblon, Jr. & Patricia D. Vonblon, Husband & Wife (Sellers)*** (Page 1)  
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 40, 2,100 ft. East of SR 13, common address of 11600 CR 40 in Clinton Township, zoned A-1. DV-0560-2021
- B. Petitioner: ***Seahawk Corporation*** (Page 2)  
Petition: for a 243 parking space Developmental Variance (Ordinance requires 398 parking spaces) to allow for a total of 155 parking spaces.  
Location: South side of Innovation Dr., 1,575 ft. East of CR 15, common address of 22244 Innovation Dr. in Osolo Township, zoned DPUD/GPUD E-3. DV-0580-2021
- C. Petitioner: ***James I. Miller, III*** (Page 3)  
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 River Crest Dr., 180 ft. South of CR 18, common address of 57575 River Crest Dr. in Concord Township, zoned R-1. DV-0583-2021

### MOBILE HOME SPECIAL USE/DEVELOPMENTAL VARIANCE

- D. Petitioner: ***Steven Kuiper & Ramona Kuiper, Husband & Wife*** (Page 4)  
Petition: for a Special Use for an existing mobile home, for a Developmental Variance to allow for an existing mobile home on property served by an unimproved/unmaintained county right-of-way, and for a Developmental Variance to allow for an existing mobile home within 300 ft. of a residence.  
Location: South end of Canal Dr., 190 ft. South of CR 40, common address of 19154-3 CR 40 in Elkhart Township, zoned R-2. SUP-0581-2021

**SHOW CAUSE HEARING**

E. Petitioner: ***Robert J. Tengelitsch*** (Page 5)  
Petition: for a requested rescission of a Special Use for a mobile home for failure to comply with conditions and/or commitment(s) imposed by the Board of Zoning Appeals Hearing Officer  
Location: East side of CR 15, 1,250 ft. South of State Line Rd., common address of 50782 CR 15 in Osolo Township, zoned A-1. 20083512

The Elkhart County Board of Zoning Appeals Hearing Officer is meeting on Wednesday August 18, 2021, at **8:30 am** in Rooms 104, 106, & 108 of the Administration Building, Goshen, Indiana. Pursuant to advice of the Indiana Public Access Counselor, general public comment will not be permitted at this public meeting on non-public hearing matters. To the extent you wish to make comment remotely during any public hearings scheduled during this public meeting, please call (574) 971-4678 to learn how to remotely submit your public comment for the public hearing. For the convenience and safety of the public, and pursuant to the Executive Orders issued by Governor Holcomb as a result of the COVID-19 state declared disaster emergency, Elkhart County will be providing an opportunity for the public to remotely listen to the Elkhart County Board of Zoning Appeals Hearing Officer meeting while it is occurring. The public is encouraged to attend the meeting remotely by going to [www.elkhartcountyplanninganddevelopment.com](http://www.elkhartcountyplanninganddevelopment.com) at **8:30 am** on August 18, 2021. The public and press may still attend the meeting and comment at any public hearing in person, but the County Board of Zoning Appeals Hearing Officer may impose reasonable restrictions on the number of attendees to control audience density in consideration of the existing COVID-19 state declared disaster emergency. If you have further questions regarding how to remotely attend the public meeting please call (574) 971-4678. <https://elkhartcountyin.webex.com/elkhartcountyin/j.php?MTID=m3bf346cd5ef63d4860143a6c2f702dd0>