

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

FEBRUARY 17, 2021
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: ***Cody W. Collier*** (Page 1)
Petition: for a 23 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing residence, the construction of a covered porch, and the construction of a residential/attached garage addition 52 ft. from the centerline of the right-of-way.
Location: south side of W. Waterford St. (CR 40), 960 ft. west of Washington St., common address of 413 W. Waterford St. in Olive Township, zoned A-1. DV-0008-2021
- B. Petitioner: ***Richard Lamar Johnson & Janet L. Johnson, Husband & Wife*** (Page 2)
Petition: for a 7 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an existing residence 43 ft. from the centerline of the right-of-way and for a 3 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for an existing residence 7 ft. from the north side property line.
Location: east side of Walnut St., 375 ft. north of CR 46 (Market St.), common address of 68424 Walnut St. in Jackson Township, zoned R-1. DV-0049-2021
- C. Petitioner: ***Richard Lamar Johnson & Janet L. Johnson, Husband & Wife*** (Page 3)
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 and for a 5 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for an existing residence 5 ft. from the south side property line.
Location: east side of Walnut St., 255 ft. north of CR 46 (Market St.), common address of 68462 Walnut St. in Jackson Township, zoned R-1. DV-0050-2021

- D. Petitioner: ***Gregory L. Thompson & Lisa L. Thompson, Husband & Wife & Hazel A. Walters Revocable Trust*** (Page 4)
 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 3, 800 ft. south of CR 24, in Baugo Township, zoned A-1. DV-0045-2021
- E. Petitioner: ***Bradley B. Hooley & Laura A. Hooley, Husband & Wife*** (Page 5)
 Petition: for a 278 sq. ft. Developmental Variance (Ordinance allows 32 sq. ft.) to allow for a 310 sq. ft. wall-mounted sign and for a 25 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing agricultural building 50 ft. from the centerline of the right-of-way.
 Location: south side of CR 22, 1,000 ft. west of CR 35, in Middlebury Township, zoned A-1. DV-0023-2021
- F. Petitioner: ***Alan H. Lerch, Jr. & Nancy A. Lerch, Husband & Wife*** (Page 6)
 Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
 Location: southwest corner of CR 50 & CR 143, common address of 10536 CR 50 in Benton Township, zoned A-1. DV-0035-2021
- G. Petitioner: ***Roger B. Hess*** (Page 7)
 Petition: for a 5 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for two existing detached storage buildings 0 ft. from the south side property line.
 Location: north side of CR 12, 1,800 ft. west of CR 8, common address of 13483 CR 12 in Middlebury Township, zoned A-1. DV-0034-2021
- H. Petitioner: ***DMJ, LLC*** (Page 8)
 Petition: for a 30 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) for an 8,800 sq. ft. lot-area Developmental Variance (Ordinance requires 20,000 sq. ft.) to allow for a lift station on proposed lot 4A, and for a 4,000 sq. ft. lot-area Developmental Variance (Ordinance requires 20,000 sq. ft.) to allow for the construction of a residence on proposed lot 3A.
 Location: south side of Orpha Dr., 870 ft. east of US 20, in Middlebury Township, zoned A-1. DV-0041-2021

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

- *Minor Change – Developmental Variance – Wrangler Real Estate, Inc. (DV-0532-2020) – request to extend the ILP deadline until August 2021.*