

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

JANUARY 20, 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: ***Ryan O. Hanna & Kelly M. Hanna, Husband & Wife*** (Page 1)
Petition: for a 7:1 depth-to-width-ratio Developmental Variance and for a 71 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence.
Location: north side of CR 18, 2,600 ft. east of CR 1, in Baugo Township, zoned A-1.
DV-0929-2020
- B. Petitioner: ***CCB Realty, LLC*** (Page 2)
Petition: for an 11 ft. Developmental Variance (Ordinance requires 15 ft.) to allow for the construction of a deck 4 ft. from the rear property line, for a 20 ft. Developmental Variance (Ordinance requires 25 ft.) to allow for the construction of a deck 5 ft. from the west side property line, for a 12 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an existing restaurant 38 ft. from the centerline of the right-of-way of Warren St., for an 18 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an existing restaurant 32 ft. from the centerline of the right-of-way of Brown St., and for a 38-parking space Developmental Variance (Ordinance requires 38 parking spaces) to allow for no guest parking onsite.
Location: northwest corner of Warren St. & Brown St., 350 ft. west of Main St. (SR 13), common address of 200 W. Warren St. in Middlebury Township, zoned B-2.
DV-0929-2020
- C. Petitioner: ***Jose Hernandez, a Single Man*** (Page 3)
Petition: for a Developmental Variance to allow for the construction of a residence on property with an unimproved/unmaintained county right-of-way served by an access easement.
Location: north end of the easement, north of CR 4, 240 ft. east of CR 11, in Osolo Township, zoned R-2.
DV-0952-2020

- D. Petitioner: *David E. Moses (Deceased) & Brenda S. Moses, Husband & Wife (Page 4)*
Petition: for a 7:1 depth-to-width-ratio Developmental Variance to allow for the construction of a residence.
Location: south side of CR 8, 3,260 ft. west of CR 131, in York Township, zoned A-1.
DV-0968-2020

MOBILE HOME SPECIAL USE/DEVELOPMENTAL VARIANCE

- E. Petitioner: *Eduvges Vargas Espino (Page 5)*
Petition: for a Special Use for a mobile home, for a 20 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the placement of a mobile home 30 ft. from the centerline of the right-of-way, and for a Developmental Variance to allow for the placement of a mobile home within 300 ft. of a residence.
Location: south side of Shamrock Dr., 130 ft. east of Planeville Ave., north of CR 34, west of CR 29, common address of 17400 Shamrock Dr. in Elkhart Township, zoned R-2.
SUP-0964-2020