

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

JULY 14, 2021
8:30 A.M.

ADMINISTRATION BUILDING
MEETING ROOMS 104, 106, & 108
117 N. 2ND 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: ***SFG NL MJB Elkhart, LLC*** (Page 1)
Petition: for a 100 parking space Developmental Variance (Ordinance requires 230 parking spaces) to allow for a total of 130 parking spaces.
Location: Southwest corner of Stonemont Ct. & SR 120, 1,700 ft. Southwest of CR 21, common address of 103 Stonemont Ct. in Washington Township, zoned M-2. DV-0437-2021
- B. Petitioner: ***Ricky T. Nahrwold*** (Page 2)
Petition: for a 7 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for an attached garage addition 3 ft. from the north side property line, for a 13 ft. Developmental Variance (Ordinance requires 15 ft.) to allow for an attached garage addition 2 ft. from the rear property line, and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
Location: West side of SR 19, 740 ft. South of CR 50, common address of 70631 SR 19 in Locke Township, zoned A-1. DV-0456-2021
- C. Petitioner: ***Anthony D. Troyer & Lauren A. Troyer, Husband & Wife*** (Page 3)
Petition: for a 30 ft. lot-width Developmental Variance (Ordinance requires 80 ft.) to allow for the construction of a residence.
Location: West end of Forestview Ave., 1,100 ft. West of CR 113, South of US 33, in Concord Township, zoned R-1 DV-0459-2021
- D. Petitioner: ***Katie D. Slabaugh, Trustee of the Katie D. Slabaugh Revocable Trust Agreement*** (Page 4)
Petition: for a 7:1 depth-to-width-ratio Developmental Variance to allow for the construction of a residence on proposed lot 2.
Location: East side of CR 7, 550 ft. North of CR 150, in Union Township, zoned A-1. DV-0499-2021

- E. Petitioner: ***Marcus Royer & Diana Royer, Husband & Wife*** (Page 5)
 Petition: for a 7:1 depth-to-width-ratio Developmental Variance, for a 36 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for an existing residence, and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right .
 Location: East side of SR 19, 2,815 ft. South of CR 30, common address of 62536 SR 19 in Harrison Township, zoned A-1. DV-0492-2021
- F. Petitioner: ***John R. Bontrager & Judith Bontrager, Husband & Wife*** (Page 6)
 Petition: for a 21 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for the construction of an attached garage 54 ft. from the centerline of the right-of-way of Elkhart St. (CR 44) and for a 10 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the construction of an attached garage 40 ft. form the centerline of the right-of-way of Roller St. .
 Location: Northeast corner of Elkhart St. (CR 44) & Roller St., 1,110 ft. East of US 33, common address of 15149 Elkhart St. in Benton Township, zoned R-1, R-2. DV-0481-2021
- G. Petitioner: ***Bulldawg Capital*** (Page 7)
 Petition: for a 30 ft. Developmental Variance (Ordinance requires 55 ft.) to allow for the placement of an illuminated sign 25 ft. from the centerline of the right-of-way.
 Location: South side of CR 6, 2,500 ft. West of CR 21, common address of 19974 CR 6 in Washington Township, zoned M-2. DV-0491-2021
- H. Petitioner: ***Vadim Selvesyuk & Lydmila Trokhina*** (Page 8)
 Petition: for a 34 ft. Developmental Variance (Ordinance requires 35 ft.) to allow for the construction of a detached accessory structure 1 ft. from the property line along the cul-del-sac.
 Location: East end of Sundial Ct. E., 120 ft. East of Sun Valley Blvd., South of CR 20, common address of 58636 Sundial Ct. E. in Jefferson Township, zoned A-1. DV-0501-2021

DEVELOPMENTAL VARIANCES

9:00 A.M.

- I. Petitioner: ***Paul S. Simeri & Barbara A. Simeri, Husband & Wife*** (Page 9)
 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 Cobus Ridge Ln., 1,440 ft. North of CR 2, common address of 50732 Cobus Ridge Ln. in Cleveland Township, zoned A-1. DV-0502-2021
- J. Petitioner: ***Jason P. Wogoman & Tracy L. Wogoman, Husband & Wife*** (Page 10)
 Petition: for a 7:1 depth-to-width-ratio Developmental Variance to allow for an existing residence.
 Location: North side of CR 12, 1,675 ft. West of CR 8, common address of 13471 CR 12 in Middlebury Township, zoned A-1. DV-0505-2021

- K. Petitioner: ***Chanty Long & Sao Man M. Long, Husband & Wife*** (Page 11)
 Petition: for a 10 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for an existing residence 0 ft. from the east side property line and for a 5 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for two existing accessory structures 0 ft. from the east side property line.
 Location: North side of US 20, 845 ft. West of CR 16, common address of 13793 US 20 in Middlebury Township, zoned A-1. DV-0506-2021
- L. Petitioner: ***Clint Anderson*** (Page 12)
 Petition: for a 7:1 depth-to-width-ratio Developmental Variance and for a 30 ft. lot-width Developmental Variance (Ordinance requires 80 ft.) to allow for an existing residence on proposed lot 2.
 Location: East side of Thrash Ln., 685 ft. South of CR 108, common address of 54630 Thrash Ln. in Cleveland Township, zoned R-1. DV-0507-2021

The Elkhart County Board of Zoning Appeals Hearing Officer is meeting on Wednesday July 14, 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 at **8:30 am** on July 14, 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>