

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS

MARCH 18, 2021

8:30 A.M.

DEPARTMENT OF PUBLIC SERVICES  
MEETING ROOMS A & B  
4230 ELKHART ROAD, GOSHEN, INDIANA

Call to Order

Roll Call

Approval of Minutes of the last regular meeting of the Elkhart County Board of Zoning Appeals held on the 18<sup>th</sup> day of February 2021.

Elkhart County Zoning Ordinance and Staff Report materials are to be entered as evidence for today's hearings.

### SPECIAL USES

8:30 A.M.

(MILLER)

- A. Petitioner: ***Glory Church, Inc.*** (Page 14)  
Petition: for a Special Use for a place of worship.  
Location: west side of CR 29, 2,425 ft. south of CR 50, common address of 70921 CR 29 in Jackson Township, zoned A-1. SUP-0097-2021
- B. Petitioner: ***Maria Miranda*** (Page 15)  
Petition: for a Special Use for a home workshop/business for a tire service business.  
Location: south side of CR 6, 1,500 ft. east of CR 10, common address of 29580 CR 6 in Cleveland Township, zoned A-1. SUP-0063-2021
- C. Petitioner: ***Pleasant View Church of Goshen, Inc.*** (Page 16)  
Petition: for an Amendment to an existing Special Use for a place of worship to allow for two new wall-mounted signs.  
Location: southwest corner of CR 23 & CR 20, common address of 58529 CR 23 in Jefferson Township, zoned A-1. SUP-0123-2021
- D. Petitioner: ***Hickory Hollow School (Buyer) & Freeman Bontrager (Seller)*** (Page 17)  
Petition: for a Special Use for a school.  
Location: east side of CR 101, 1,470 ft. south of CR 56, in Locke Township, zoned A-1. SUP-0115-2021

**SPECIAL USE/DEVELOPMENTAL VARIANCES**

**9:00 A.M.**

E. Petitioner: ***Freeman Bontrager*** (Page 18)  
Petition: for an Amendment to an existing Special Use for a home workshop/business for a construction business to allow for a reduction in property size, for a 7:1 depth-to-width-ratio Developmental Variance, and for a 50 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for an existing residence.  
Location: east side of CR 101, 1,320 ft. south of CR 56, common address of 72758 CR 101 in Locke Township, zoned A-1. SUP-0116-2021

F. Petitioner: ***Steven A. Borkholder & Waneta Lea Borkholder, Husband & Wife*** (Page 19)  
Petition: for an Amendment to an existing Special Use for a home workshop/business for a woodworking business to allow for a reduction in property size and for a Developmental Variance to allow for 4 outside employees (Ordinance allows 2).  
Location: east side of CR 101, 2,435 ft. south of CR 56, common address of 72990 CR 101 in Locke Township, zoned A-1. SUP-0128-2021

**TABLED**

G. Petitioner: ***Randy A. Coyle & Cynthia D. Coyle, Husband & Wife*** (Page 20)  
Petition: for a 4 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an existing attached garage 1 ft. from the west side property line.  
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-0956-2020

**SHOW CAUSE HEARING**

H. Petitioner: ***Donald Jay & Ruth E. Hostetler (Land Contract Holders), Nelson M. & Irene J. Martin (Land Contact Purchasers)*** (Page 21)  
Petition: for a requested rescission of a Special Use for failure to construct the proposed solar array.  
Location: south side of CR 38, 1,730 ft. west of CR 37, common address of 13332 CR 38 in Clinton Township, zoned A-1. SUP-0245-2017

**STAFF/BOARD ITEMS** (time of review at the discretion of the Board of Zoning Appeals)

- *Minor Change – Special Use – Andrew & Susie Martin (SUP-0560-2016) – request to amend the site plan to allow for a truss storage building.*

**ADJOURNMENT**