

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

May 19, 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: ***Jacob T. Smith & Amber L. Smith, Husband & Wife*** (Page 1)
Petition: for a 40 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the construction of an attached garage addition 10 ft. from the centerline of an unimproved/unnamed town right-of-way.
Location: Southwest side of Wabash Ave., 285 ft. North of High St., East of Elkhart St. common address of 215 E. Wabash Ave. in Olive Township, zoned R-1.
DV-0279-2021
- B. Petitioner: ***Brian E. Robinson & Larisa Satanowsky*** (Page 2)
Petition: for a 25 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the construction of a detached accessory building addition 25 ft. from the center line of the right-of-way West Lake Dr. and for a 14 ft. Developmental Variance (Ordinance requires 50 ft.) for an existing pool 36 ft. from the centerline of the right-of-way of West Lake Dr.
Location: Southwest corner of CR 108 & West Lake Dr., 1,075 ft. East of CR 1, common address of 30046 CR 108 in Cleveland Township, zoned A-1. DV-0301-2021
- C. Petitioner: ***Plumrose USA Inc.*** (Page 3)
Petition: for a 30 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for the construction of a guard house 45 ft. from the centerline of the right-of-way.
Location: Southwest side of CR 45, 3,000 ft. North of Sunnyside Ave., East of US 33 (Main St.), common address of 24402 CR 45 in Concord Township, zoned M-2.
DV-0316-2021

- D. Petitioner: ***1958 Properties, LLC*** (Page 4)
 Petition: for a 4 ft. lot-width Developmental Variance (Ordinance requires 80 ft.) to allow for the construction of a residence.
 Location: North side of Greenleaf Blvd., 3,600 ft. West of Homeland Rd., in Osolo Township, zoned R-1. DV-0317-2021
- E. Petitioner: ***Ira Diener & Esther Diener*** (Page 5)
 Petition: for a 7:1 depth-to-width-ratio Developmental Variance and for a 70 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence on purpose lot 2.
 Location: East side of CR 29, 1,660 ft. South of CR 146, common address of 69794 CR 29 in Jackson Township, zoned A-1. DV-0285-2021
- F. Petitioner: ***Doyle K. Stump & Ann M. Stump, Husband & Wife*** (Page 6)
 Petition: for Developmental Variance to allow for the construction of a residence on property with no road frontage served by an access easement on proposed lot 3 and for a 7:1 depth-to-width ratio Developmental Variance to allow for an existing residence on proposed lot 1.
 Location: East side of CR 3, 2,485 ft. South of CR 46, common address of 69500 CR 3 in Locke Township, zoned A-1. DV-0311-2021
- G. Petitioner: ***Joshua Troyer & Monica Troyer, Husband & Wife*** (Page 7)
 Petition: for a 7 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for the construction of a detached accessory building 68 ft. from the centerline of the right-of-way of CR 52 and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
 Location: Southeast corner of CR 52 & CR 1, 2,420 ft. West of CR 101, common address of 29960 CR 52 in Locke Township, zoned A-1. DV-0267-2021
- H. Petitioner: ***Eric L. Buchanan & Judy A. Buchanan, Husband & Wife*** (Page 8)
 Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
 Location: Northwest side of the easement, Northeast of CR 22, 2,365 ft. Southeast of CR 3, common address of 28633-2 CR 22 in Baugo Township, zoned A-1. DV-0280-2021

The Elkhart County Board of Zoning Appeals Hearing Officer is meeting on Wednesday May 19, 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.elkhartcountyparticipatinganddevelopment.com at **8:30 am** on May 19, 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>