

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

NOVEMBER 17, 2021
8:30 A.M.

ADMINISTRATION BUILDING
MEETING ROOMS 104, 106, & 108
117 N. SECOND 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: ***Dale Weldy & Annabelle Weldy, Husband & Wife*** (Page 1)
(Sellers) & Jay Sheets & Elizabeth Sheetz (Buyers)
Petition: for a Developmental Variance to allow for the construction of a residence on property with no road frontage served by an access easement on proposed tract 3.
Location: South end of the easement, South of CR 32, 2,430 ft. East of SR 19, in Harrison Township, zoned A-1. DV-0839-2021
- B. Petitioner: ***National Oil & Gas Inc*** (Page 2)
Petition: for a 146 sq. ft. Developmental Variance (Ordinance allows 64 sq. ft.) to allow for the placement of a 210 sq. ft. electronic message board.
Location: Northwest corner of CR 17 & SR 120, common address of 22013 SR 120 in Concord Township, zoned B-2. DV-0848-2021
- C. Petitioner: ***Hazel A. Walters, Trustee of the Hazel Arnell*** (Page 3)
Walters Revocable Trust (Owner/Buyer) & Gregory L. Thompson
& Lisa L. Thompson, Husband & Wife (Sellers)
Petition: for a Developmental Variance to allow for the construction of a residence on property with no road frontage served by an access easement on proposed lot 2.
Location: East end of the easement, East of CR 3, 800 ft. South of CR 24, in Baugo Township, zoned A-1. DV-0828-2021
- D. Petitioner: ***Lavern Miller & Rachel Miller, Husband & Wife*** (Page 4)
Petition: for a 17 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for the construction of a residence 58 ft. from the centerline of the right-of-way.
Location: West side of East County Line Rd., 2,270 ft. North of CR 4, in York Township, zoned R-2. DV-0838-2021

- E. Petitioner: ***Rafael A. Pachano Rodriguez*** (Page 5)
 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 CR 113, 1,000 ft. North of CR 26, common address of 59812 CR 113 in Concord Township, zoned R-1. DV-0783-2021
- F. Petitioner: ***Richard D. Lehman & Jolene K. Lehman, Husband & Wife*** (Page 6)
 Petition: for a 7:1 depth-to-width-ratio Developmental Variance to allow for an existing residence.
 Location: North side of CR 28, 2,770 ft. West of CR 22, common address of 18359 CR 28 in Jefferson Township, zoned A-1. DV-0827-2021
- G. Petitioner: ***Braxton D. Miller*** (Page 7)
 Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
 Location: North side of CR 4, 1,670 ft. West of CR 7, common address of 27509 CR 4 in Osolo Township, zoned A-1. DV-0785-2021
- H. Petitioner: ***Eduvges Vargas Espino*** (Page 8)
 Petition: for an 18 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the placement of a mobile home 32 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., 140 ft. East of Planeville Ave., North of CR 34, common address of 17400 Shamrock Dr. in Elkhart Township, zoned R-2. DV-0788-2021
- 9:00 A.M.**
- I. Petitioner: ***Nic Hedges & Leigha Hedges, Husband & Wife*** (Page 9)
(Buyers) & Mahlon D. Brindley & Mary F. Brindley, Husband & Wife (Sellers)
 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: West end of the easement, West side of Division St. (CR 23), 850 ft. North of CR 8, in Washington Township, zoned R-1. DV-0819-2021
- J. Petitioner: ***Ryan R. Smith & Ashley Smith, Husband & Wife*** (Page 10)
 Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
 Location: South side of CR 24, 3,100 ft. West of CR 27, common address of 18394 CR 24 in Jefferson Township, zoned A-1. DV-0845-2021

MOBILE HOME SPECIAL USE/DEVELOPMENTAL VARIANCE

- K. Petitioner: ***Carl Champlin & Loretta Champlin, Husband & Wife*** (Page 11)
 Petition: for a Special Use for a mobile home and for a Developmental Variance to allow for the placement of a mobile home within 300 ft. of a residence.
 Location: East side of CR 9, 1,000 ft. South of Lake Dr., West of CR 109, common address of 51667 Lakeland Rd. in Osolo Township, zoned R-2. SUP-0770-2021

