

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

APRIL 20, 2022
9:00 A.M.

DEPARTMENT OF PUBLIC SERVICES
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

9:00 A.M.

- A. Petitioner: ***LJ Builders, LLC*** (Page 1)
Petition: for a 10 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence.
Location: East side of CR 1, 320 ft. North of CR 12, in Cleveland Township, zoned A-1. DV-0111-2022
- B. Petitioner: ***Scott D. Miller & Cynthia L. Miller, Husband & Wife*** (Page 2)
Petition: for a 7:1 depth-to-width-ratio Developmental Variance to allow for the construction of a residence.
Location: East side of CR 31, 1,120 ft. North of CR 18, in Middlebury Township, zoned A-1. DV-0131-2022
- C. Petitioner: ***Angelo H. Miller & Jose D. Miller Joint Revocable Trust Agreement c/o Angelo H. Miller & Jose D. Miller as co-trustees*** (Page 3)
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 1 & 2.
Location: South side of the easement South of CR 4, 650 ft. West of East County Line Rd., common address of 10206 CR 4 in York Township, zoned A-1. DV-0133-2022
- D. Petitioner: ***Matthew P. Schlabach*** (Page 4)
Petition: for a 29 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the construction of a car wash bay 21 ft. from the centerline of an unnamed town right-of-way .
Location: North side of E. Walnut St., 255 ft. East of SR 13, common address of 501 E. Walnut St. in Clinton Township, zoned B-2. DV-0156-2022
- E. Petitioner: ***Steven R. Christophel & Randal E. Christophel*** (Page 5)

Co-Trustees of the Flora Jane Christophel Trust

Petitioner: for a 7:1 depth-to-width-ratio Developmental Variance and for a 60 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence on proposed lot 2.

Location: South side of Mishawaka Rd., 845 ft. East of CR 7, in Concord Township, zoned R-1. DV-0158-2022

F. Petitioner: ***Bradley G. Yoder & Cheryl L. Yoder*** (Page 6)

Petitioner: for a 7:1 depth-to-width-ratio Developmental Variance, for a 75 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence on proposed lot 1.

Location: North side of CR 50, 1,840 ft. West of CR 9, in Union Township, zoned A-1. DV-0159-2022

The Elkhart County Board of Zoning Appeals Hearing Officer is meeting on Wednesday April 20, 2022, at **9:00 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. The public is encouraged to attend the meeting remotely by going to www.elkhartcountyplanninganddevelopment.com at **9:00 am** on April 20, 2022. 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>