

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

AUGUST 17, 2022
9:00 A.M.

DEPARTMENT OF PUBLIC SERVICES BUILDING
MEETING ROOMS A & B
4230 ELKHART ROAD, 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: ***Joshua M. Hobday & Charlene M. Hobday, Husband & Wife*** (Page 1)
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 S. 8th St., 1,020 ft. North of CR 20 (Mishawaka Rd.), common address of 57746 S. 8th St. in Concord Township, zoned R-1. DV-0571-2022
- B. Petitioner: ***Philip Craig Baldwin a/k/a Philip C. Baldwin & Linda Jean Baldwin a/k/a Linda J. Baldwin, Husband & Wife; Philip C. Baldwin & Linda J. Baldwin, Trustees, or their Successors in Trust, under the Philip C. Baldwin Living Trust; Linda J. Baldwin & Philip C. Baldwin, Trustees, or their Successors in Trust, under the Linda J. Baldwin Living Trust*** (Page 2)
Petition: for a 40 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an existing residence 10 ft. from the centerline of the right-of-way of Vernon St., for a 27 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an existing residence 23 ft. from the centerline of the right-of-way of Berry St., and for a 34 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the construction of an attached lean-to 16 ft. from the centerline of the right-of-way of Vernon St..
Location: Northeast corner of Berry St. & Vernon St., common address of 25103 Berry St. in Osolo Township, zoned R-2. DV-0565-2022
- C. Petitioner: ***Jack Welter*** (Page 3)
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 10, 750 ft. East of CR 17, in Washington Township, zoned R-1. DV-0562-2022

- D. Petitioner: ***James Alan Miller*** (Page 4)
 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 2.
 Location: South side of CR 8, 4,435 ft. East of CR 131, in York Township, zoned A-1. DV-0569-2022
- E. Petitioner: ***Jessie M. Funderburk*** (Page 5)
 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.
 Location: North side of CR 118, 2,130 ft. East of CR 1, in Baugo Township, zoned A-1. DV-0493-2022
- F. Petitioner: ***Joseph Bieber*** (Page 6)
 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 Whitetail Way, 555 ft. West of Fawn Meadow Dr., North of CR 4, common address of 27640 Whitetail Way in Osolo Township, zoned DPUD A-1. DV-0566-2022
- G. Petitioner: ***W. David Sanders & M. Denise Sanders, Husband & Wife*** (Page 7)
 Petition: for a 7:1 depth-to-width-ratio Developmental Variance to allow for an existing barn on proposed lot 3.
 Location: West side of CR 19, 1,750 ft. South of CR 14, in Jefferson Township, zoned A-1. DV-0548-2022
- H. Petitioner: ***William Hankins*** (Page 8)
 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 Perkins Ave., 375 ft. West of Keltner Rd., common address of 24702 Perkins Ave. in Concord Township, zoned R-1. DV-0563-2022

9:30 A.M.

- I. Petitioner: ***H. James Borgsteadt*** (Page 9)
 Petition: for a 5 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for the placement of a carport 0 ft. from the east property line.
 Location: North side of Blaine Ave., 285 ft. West of CR 1, common address of 30059 Blaine Ave. in Baugo Township, zoned R-1. DV-0554-2022

J. Petitioner: ***John N. Gard & Marcia K. Gard, Husband & Wife*** (Page 10)
Petition: for a 35 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for the placement of a residence 40 ft. from the centerline of the right-of-way of CR 45, for a 25 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing detached accessory structure 50 ft. from the centerline of the right-of-way of CR 45, and for a 7 ft. Developmental Variance (Ordinance requires 15 ft.) to allow for an existing detached accessory structure 8 ft. from the centerline of the alley.
Location: Northeast corner of CR 45 & John St., common address of 23893 CR 45 in Concord Township, zoned R-2. DV-0534-2022

K. Petitioner: ***Steven Paul Ott*** (Page 11)
Petition: for a 9 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for the construction of an attached garage 1 ft. from the north 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 S. Walnut St., 195 ft. South of CR 40 (Waterford St.), common address of 103 S. Walnut St. in Olive Township, zoned R-1. DV-0552-2022

L. Petitioner: ***Valmont Newmark, Inc., a Delaware Corporation*** (Page 12)
Petition: for a 16 sq. ft. area Developmental Variance (Ordinance allows 32 sq. ft.) and for a 2 ft. height Developmental Variance (Ordinance allows 4 ft.) to allow for the construction of a monument sign 48 sq. ft. in area and 6 ft. in height.
Location: West side of CR 23., 6,400 ft. South of SR 120, common address of 54465 CR 23 in Washington Township, zoned M-2. DV-0574-2022

M. Petitioner: ***David N. Richmond & Jane L. Richmond, Husband & Wife*** (Page 13)
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.
Location: South end of the easement, 945 ft. South of CR 36, 695 ft. East of CR 9, in Harrison Township, zoned A-1. DV-0577-2022

N. Petitioner: ***John Morse*** (Page 14)
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 6, 715 ft. East of CR 11, common address of 24876 CR 6 in Osolo Township, zoned R-1. DV-0576-2022

MOBILE HOME SPECIAL USE

O. Petitioner: ***Darrell D. Yoder*** (Page 15)
Petition: for a Special Use for a mobile home and for a 7:1 depth-to-width-ratio Developmental Variance to allow for the placement of a residence.
Location: East side of CR 131, 1,220 ft. North of the Indiana Toll Road, in York Township, zoned A-1. SUP-0581-2022

The Elkhart County Board of Zoning Appeals Hearing Officer is meeting on Wednesday, August 17, 2022, at **9:00 am** in Rooms A & B of the Department of Public Services 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 August 17, 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>