

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

FEBRUARY 16, 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: ***MNW Holdings, LLC*** (Page 1)
Petition: for a 7:1 depth-to-width-ratio Developmental Variance to allow for the construction of a residence on proposed lot 1 & 2.
Location: South side of CR 4, 880 ft. East of CR 29, in York Township, zoned A-1. DV-0002-2022
- B. Petitioner: ***Patrick M. Rafter & Lauren E. Rafter, Husband & Wife*** (Page 2)
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 the access easement, East of CR 3, 1,045 ft. North of CR 2, in Cleveland Township, zoned A-1. DV-0959-2021
- C. Petitioner: ***Lois E. Martin, Trustee of the Lois E. Martin Trust*** (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, for a 7:1 depth-to-width-ratio Developmental Variance, and a 50 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence on proposed lot 2.
Location: West side of CR 13, 2,400 ft. South of CR 44, in Union Township, zoned A-1. DV-0974-2021
- D. Petitioner: ***Michael J. Bujtas*** (Page 4)
Petition: for a 12 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the placement of an in-ground pool 38 ft. from the centerline of the right-of-way of Woods N Waters Dr..
Location: Southeast corner of Pendelton Dr. & Woods N Waters Dr., 260 ft. West of CR 100, common address of 57702 Pendelton Dr. in Baugo Township, zoned A-1. DV-0961-2021

- E. Petitioner: ***Richard A. Zimmerman & Sheila M. Zimmerman,*** (Page 5)
Husband & Wife
Petition: for a 7:1 depth-to-width-ratio Developmental Variance and for an 85 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for an existing residence.
Location: South side of CR 38, 1,320 ft. East of CR 35, common address of 13744 CR 38 in Clinton Township, zoned A-1. DV-0039-2022
- F. Petitioner: ***Franklin D. Martin & Norma J. Martin, Husband & Wife*** (Page 6)
Petition: for a 10 ft. Developmental Variance (Ordinance requires 15 ft.) to allow for the placement of a grain bin 5 ft. from the rear property line, for a 20 ft. Developmental Variance (Ordinance requires 25 ft.) to allow for the placement of a grain bin 5 ft. from the north side property line, and for an 8 ft. Developmental Variance (Ordinance requires 60 ft.) to allow for the placement of a grain bin 68 ft. in height.
Location: East side of Wabash Ave., 180 ft. South of Railroad St., common address of 600 S. Indiana Ave. in Olive Township, zoned M-2, M-1. DV-0037-2022
- G. Petitioner: ***John F. Garten, II & Stacey J. Garten, Husband & Wife*** (Page 7)
Petition: for a 12 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing residence 63 ft. from the centerline of the right-of-way.
Location: West side of CR 37, 510 ft. North of CR 10, common address of 54415 CR 37 in York Township, zoned A-1. DV-0969-2021
- H. Petitioner: ***Robert E. Martin*** (Page 8)
Petition: 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: North side of CR 26, 1,000 ft. East of CR 21, common address of 19835 CR 26 in Jefferson Township, zoned A-1. DV-0979-2021
- I. Petitioner: ***Ronald E. Dosmann & Catherine S. Dosmann,*** (Page 9)
Husband & Wife
Petition: for a 20 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the construction of an attached garage with second floor living space 30 ft. from the centerline of the right-of-way, and for a 2 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for the construction of an addition 3 ft. from the northeast property line.
Location: Southeast side of N. Shore Dr., 250 ft. Southwest of Bell Ave., 1,550 ft. East of SR 19, common address of 50908 N. Shore Dr. in Osolo Township, zoned R-2. DV-0982-2021

The Elkhart County Board of Zoning Appeals Hearing Officer is meeting on Wednesday February 16, 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. 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 **9:00 am** on February 16, 2022. 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://elkhartcountyparticipating.webex.com/elkhartcountyparticipating/j.php?MTID=m3bf346cd5ef63d4860143a6c2f702dd0>