

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

JULY 20, 2022
9:00 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

9:00 A.M.

- A. Petitioner: ***JEM Holdings, LLC*** (Page 1)
Petition: for a 16 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for the construction of an attached lean-to 59 ft. from the centerline of the right-of-way.
Location: East side of Carriage Ln., 740 ft. East of SR 13, common address of 308 N. Wabash St. in Clinton Township, zoned M-1. DV-0409-2022
- B. Petitioner: ***Claudia Cecilia Espinosa Cordero & Nicolas Perez Ramirez*** (Page 2)
Petition: for a 17 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the construction of a detached porch 33 ft. from the centerline of the right-of-way of Jackson St., for a 20 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an existing shed 30 ft. from the centerline of the right-of-way of Jackson St., and for a 7 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for an existing shed 3 ft. from the rear property line.
Location: Southwest corner of 5th St. & Jackson St., common address of 18890 5th St. in Jackson Township, zoned R-2. DV-0475-2022
- C. Petitioner: ***Timothy C. Miller & Tiffany N. Miller, Husband & Wife*** (Page 3)
Petition: for a 7:1 depth-to-width-ratio Developmental Variance to allow for an existing residence on proposed lot 2.
Location: North side of CR 34, 3,435 ft. West of CR 29, common address of 17387 CR 34 in Elkhart Township, zoned A-1. DV-0476-2022

- D. Petitioner: ***Vicky Scelzo*** (Page 4)
 Petition: for an 80 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for an existing residence 40 ft. from the center line of the right-of-way of SR 13, and for a 38 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing residence 37 ft. from the centerline of the right-of-way of CR 42.
 Location: Northeast corner of E. Lincoln St. (CR 42) & SR 13, common address of 503 E. Lincoln St. in Clinton Township, zoned R-1. DV-0415-2022
- E. Petitioner: ***New Punjab LLC (Buyer) & Karon A. Ludwig Revocable Trust (Seller)*** (Page 5)
 Petition: for a 15 ft. Developmental Variance (Ordinance requires 25 ft.) to allow for a 10 ft. class III, type A, buffer and for a Developmental Variance to allow for 20 shrubs, no trees, per 100 ft. (Ordinance requires 10 trees per 100 ft.) along the northwest property line.
 Location: Southeast corner of Commerce Dr. & Mottville Rd. (SR 15), in Washington Township, zoned M-1. DV-0488-2022
- F. Petitioner: ***Marcos Escamilla*** (Page 6)
 Petition: for a 7:1 depth-to-width-ratio Developmental Variance and for an 80 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for an existing residence.
 Location: East side of CR 13, 2,600 ft. South of CR 18, common address of 58016 CR 13 in Concord Township, zoned R-1. DV-0492-2022
- G. Petitioner: ***LJ Builders*** (Page 7)
 Petition: for a 3,809 sq. ft. lot-area Developmental Variance (Ordinance requires 20,000 sq. ft.) to allow for an existing residence on a lot 16,191 sq. ft. in size on proposed lot 1.
 Location: East side of CR 1, 325 ft. North of CR 12, common address of 54898 CR 1 in Cleveland Township, zoned A-1. DV-0505-2022

The Elkhart County Board of Zoning Appeals Hearing Officer is meeting on Wednesday July 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 July 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>