

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

JUNE 15, 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: ***Todd D. Clark & Diane H. Clark, Husband & Wife*** (Page 1)
Petition: for a 7:1 depth-to-width-ratio Developmental Variance to allow for an existing residence on proposed lot 1 and 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 side of CR 35, 2,715 ft. North of SR 120, common address of 52470 CR 35 in York Township, zoned A-1. DV-0388-2022
- B. Petitioner: ***Dennis C. Martin & Gloria S. Martin, Husband & Wife*** (Page 2)
Petition: for a 47 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for the construction of a milking parlor 73 ft. from the centerline of the right-of-way of SR 119.
Location: Northwest corner of SR 119 & CR 9, common address of 26101 SR 119 in Harrison Township, zoned A-1. DV-0394-2022
- C. Petitioner: ***Joas Yoder & Lillian Yoder, Husband & Wife*** (Page 3)
Petition: for a 7:1 depth-to-width-ratio Developmental Variance and for a 78 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence on proposed lot 1.
Location: East side of CR 43, 1,280 ft. South of CR 14, in Middlebury Township, zoned A-1. DV-0387-2022
- D. Petitioner: ***Arlin R. Schlabach & Joyce Schlabach, Husband & Wife*** (Page 4)
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 36, 1,340 ft. West of SR 13, common address of 12263 CR 36 in Clinton Township, zoned A-1. DV-0292-2022

- E. Petitioner: ***Eugene R. Miller & Nadine J. Miller Joint Revocable Trust*** (Page 5)
 Petition: for a 5 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for the construction of a detached accessory structure 70 ft. from the centerline of the right-of-way.
 Location: North side of CR 8, 4,295 ft. East of CR 131, common address of 14483 CR 8 in York Township, zoned A-1. DV-0310-2022
- F. Petitioner: ***Mary Ellen Lehman & LeAnne Lehman*** (Page 6)
 Petition: for a 7:1 depth-to-width-ratio Developmental Variance and for a 50 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence.
 Location: North side of SR 13, 1,320 ft. East of SR 4, Clinton Township, zoned A-1. DV-0378-2022
- G. Petitioner: ***Steven Smith & Nicole Smith, Husband & Wife*** (Page 7)
 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 20, 385 ft. East of CR 100, common address of 30634 CR 20 in Baugo Township, zoned A-1. DV-0311-2022
- H. Petitioner: ***Jonathan Lehman & Sharon Lehman, Husband & Wife*** (Page 8)
 Petition: for a 45 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for an existing accessory structure 75 ft. from the centerline of the right-of-way and for a 55 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for an existing residence 65 ft. from the centerline of the right-of-way.
 Location: Southwest side of US 33, 1,990 ft. North of CR 48, common address of 69793 US 33 in Benton Township, zoned A-1. DV-0321-2022
- I. Petitioner: ***Torey Olds*** (Page 9)
 Petition: for a 4 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for the placement of a car port 1 ft. from the east side property line.
 Location: North side of Bell Ave., 115 ft. Northwest of Northshore Dr., common address of 26129 Bell Ave. in Osolo Township, zoned R-2. DV-0373-2022

MOBILE HOME SPECIAL USE

- J. Petitioner: ***Mervin M. Burkholder & Lorene Burkholder, Husband & Wife*** (Page 10)
 Petition: for a Special Use for a mobile home.
 Location: North side of CR 42, 1,330 ft. West of SR 119, common address of 26425 CR 42 in Harrison Township, zoned A-1. SUP-0359-2022

The Elkhart County Board of Zoning Appeals Hearing Officer is meeting on Wednesday June 15, 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 June 15, 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>