

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS

MARCH 17, 2022  
9:00 A.M.

DEPARTMENT OF PUBLIC SERVICES  
MEETING ROOMS 104, 106, & 108  
117 N. 2<sup>nd</sup> STREET, GOSHEN, INDIANA

Call to Order

Roll Call

Approval of Minutes of the last regular meeting of the Elkhart County Board of Zoning Appeals held on the 17<sup>th</sup> day of February 2022.

Elkhart County Zoning Ordinance and Staff Report materials are to be entered as evidence for today's hearings.

### SPECIAL USES

9:00 A.M.

(HESSER)

A. Petitioner: ***Benton Prarie School (Buyer) & Connie J. Swinehart (Seller)*** (Page 7)

Petition: for a Special Use for a school.

Location: South side of SR 13, 675 ft. East of CR 46, in Benton Township, zoned A-1.  
SUP-0088-2022

B. Petitioner: ***Rosetta Groff & Michael Groff, Wife & Husband*** (Page 8)

Petition: for a Special Use for a ground-mounted solar array.

Location: North side of Shavano Peak Dr., 880 ft. West of Alverstone Dr., 1,490 ft. North of CR 14, common address of 13743 Shavano Peak Dr. in Middlebury Township, zoned A-1.  
SUP-0098-2022

### SPECIAL USE/ DEVELOPMENTAL VARIANCE

C. Petitioner: ***Elsie Gingerich (Land Contract Holder) & Francisco Sesmas & Maria Torres, Husband & Wife (Land Contract Purchasers)*** (Page 9)

Petition: for a Special Use for an indoor recreational facility (boxing training facility) and for a Developmental Variance (Ordinance requires 15 ft.) to allow for a residence 11 ft. from the rear property line.

Location: West side of 11th St., 465 ft. North of CR 20, common address of 57847 S. 11th St. in Concord Township, zoned R-1, R-4.  
SUP-0102-2022

**APPEAL FROM THE HEARING OFFICER’S DECISION**

D. Petitioner: *Patrick M. Rafter & Lauren E. Rafter, Husband & Wife* (Page 10)  
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

**STAFF/BOARD ITEMS** *(time of review at the discretion of the Board of Zoning Appeals)*

**ADJOURNMENT**

The Elkhart County Board of Zoning Appeals is meeting on Thursday March 17, 2022, at **9:00am** 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 meeting while it is occurring. The public is encouraged to attend the meeting remotely by going to [www.elkhartcountyplanninganddevelopment.com](http://www.elkhartcountyplanninganddevelopment.com) at **9:00am** on March 17, 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 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://elkhartcountyin.webex.com/elkhartcountyin/j.php?MTID=mbb02709b73824cc9d67f2b786f288815>