

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

MARCH 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: **Joe A. Miller** (Page 1)
Petition: for a Developmental Variance to allow for an existing residence on property with no road frontage served by an access easement.
Location: North side of the access easement, West of S. Benton St. (SR 13), 505 ft. South of CR 42, common address of 227-1/2 S. Benton St. in Benton Township, zoned B-3. DV-0067-2022
- B. Petitioner: **James R. Yoder & Retha M. Yoder, Husband & Wife** (Page 2)
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: West side of SR 19, 2,645 ft. North of CR 50, in Locke Township, zoned A-1. DV-0094-2022
- C. Petitioner: **Lellen Properties, LLC** (Page 3)
Petition: for a 19 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for the construction of an addition 56 ft. from the centerline of the right-of-way of CR 20.
Location: South end of Elroy Dr., 1,695 ft. South of Industrial Parkway, East of SR 13, North of CR 20, common address of 1013 Elroy Dr. in Middlebury Township, zoned M-1. DV-0097-2022
- D. Petitioner: **Jane A. Detwiler** (Page 4)
Petition: for a Developmental Variance to allow for an existing residence on property with no road frontage served by an access easement on proposed lot 2.
Location: West end of the easement, West side of CR 29, 500 ft. North of CR 18, common address of 57897 CR 29 in Jefferson Township, zoned A-1. DV-0100-2022

- E. Petitioner: ***J. R. Rohrer & Marilyn E. Rohrer, Husband & Wife*** (Page 5)
 Petition: for a 22 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing residence 53 ft. from the center line of the right-of-way of CR 32.
 Location: North side of CR 32, 780 ft. East of CR 9, common address of 25815 CR 32 in Harrison Township, zoned A-1. DV-0105-2022
- F. Petitioner: ***Harwinderpal Singh & Gurmail Singh*** (Page 6)
 Petition: for a 43 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for the construction of a fuel canopy 77 ft. from the centerline of the right-of-way of SR 13.
 Location: Northwest corner of Main St. (SR 13) & Pleasant St., common address of 303 N. Main St. in Middlebury Township, zoned B-2. DV-0107-2022

The Elkhart County Board of Zoning Appeals Hearing Officer is meeting on Wednesday March 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.elkhartcountyplanninganddevelopment.com at **9:00 am** on March 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://elkhartcountyin.webex.com/elkhartcountyin/j.php?MTID=m3bf346cd5ef63d4860143a6c2f702dd0>