

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

MAY 18, 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: ***Lamar Schmucker (Buyer) & Samuel E. Schwartz & Erma L. Schwartz, Husband & Wife (Sellers)*** (Page 1)
Petition: for a 35 ft. Developmental Variance (Ordinance Requires 75 ft.) to allow for the construction of a residence 40 ft. from the centerline of the right-of-way.
Location: West side of CR 133, 1,070 ft. North of South County Line Rd., common address of 72835 CR 133 in Benton Township, zoned A-1. DV-0186-2022
- B. Petitioner: ***TPM Real Estate, LLC*** (Page 2)
Petition: for a 40 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing residence 35 ft. from the centerline of the right-of-way on proposed lot 2.
Location: South side of CR 52, 1,030 ft. East of CR 133, common address of 14298 CR 52 in Benton Township, zoned A-1. DV-0201-2022
- C. Petitioner: ***Max Alan Davis*** (Page 3)
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 18, 1,835 ft. West of CR 3, common address of 29349 CR 18 in Baugo Township, zoned A-1. DV-0243-2022
- D. Petitioner: ***Randal Christophel & Steven Christophel Co-Trustees of the Flora Jane Christophel Trust*** (Page 4)
Petition: for a 17 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for an existing residence 103 ft. from the centerline of the right-of-way on proposed lot 1.
Location: South side of W. Mishawaka Rd. (CR 20), 900 ft. Southeast of CR 7, common address of 1101 W. Mishawaka Rd. in Concord Township, zoned R-1. DV-0287-2022

- E. Petitioner: ***Leland Dean Bauman & Julia Bauman, Trustees of the Leland Bauman & Julia Bauman Revocable Trust*** (Page 5)
 Petition: for a 9 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing residence 66 ft. from the centerline of the right-of-way.
 Location: North side of CR 46, 2,500 ft. West of CR 9, common address of 26425 CR 46 in Union Township, zoned A-1. DV-0288-2022
- F. Petitioner: ***Alvin R. Fry & Arlene E. Fry Trustees of the Fry Family Revocable Living Trust*** (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 the construction of a residence.
 Location: North side of CR 42, 1,950 ft. East of CR 43, in Clinton Township, zoned A-1. DV-0289-2022
- G. Petitioner: ***Tri-County Land Trustee Corporation (Land Contract Holder) & Dennis L. Bontrager (Land Contract Purchaser)*** (Page 7)
 Petition: for a 20 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for the construction of a pole barn 100 ft. from the centerline of the right-of-way.
 Location: East side of SR 13, 3,520 ft. North of SR 4, common address of 60800 SR 13 in Middlebury Township, zoned A-1. DV-0275-2022
- H. Petitioner: ***Jeffrey Weaver & Lisa E. Weaver, Husband & Wife*** (Page 8)
 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 lots 1 & 2.
 Location: North end of the easement, North of CR 26, 2,635 ft. East of CR 11, in Concord Township, zoned A-1. DV-0283-2022
- 9:30 A.M.**
- I. Petitioner: ***Diane Lockwood Trustee of the Miller Family Trust*** (Page 9)
 Petition: for an 18 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing residence 57 ft. from the centerline of the right-of-way and for an 8 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing barn 67 ft. from the centerline of the right-of-way.
 Location: East side of CR 37, 1,005 ft. South of CR 40, common address of 66220 CR 37 in Clinton Township, zoned A-1. DV-0270-2022
- J. Petitioner: ***Eric Sindle*** (Page 10)
 Petition: for a Developmental Variance to allow for the construction of a residence on property served by an unimproved/unmaintained county right-of-way.
 Location: North end of the San Jose Blvd., North of San Lucia Dr., 825 ft. East of CR 101, in Cleveland Township, zoned R-1. DV-0279-2022
- K. Petitioner: ***Corey M. Hurtekant*** (Page 11)
 Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
 Location: West side of CR 111, 480 ft. North of CR 22, common address of 58925 CR 111 in Concord Township, zoned R-1. DV-0265-2022

- L. Petitioner: ***Mennonite Mutual Land Trustee Corporation*** (Page 12)
(Land Contract Holder) & Christopher Marin (Land Contract Purchaser)
Petition: for a 17 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for an existing residence.
Location: South side of CR 142, 1,925 ft. West of CR 13, common address of 24348 CR 142 in Union Township, zoned A-1. DV-0178-2022
- M. Petitioner: ***Garrett R. Kidder*** (Page 13)
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 106, 1,400 ft. East of CR 13, common address of 23742 CR 106 in Osolo Township, zoned A-1. DV-0290-2022

The Elkhart County Board of Zoning Appeals Hearing Officer is meeting on Wednesday May 18, 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 May 18, 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>