

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS

NOVEMBER 17, 2022

9:00 A.M.

ADMINISTRATION BUILDING  
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 20<sup>th</sup> day of October 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.

(MILLER)

- A. Petitioner: ***MZTT LLC*** (Page 11)  
Petition: for a Special Use for an outdoor recreation facility (model aviation).  
Location: North side of US 20, 2,000 ft. East of CR 17, in Jefferson Township, zoned A-1. SUP-0763-2022
- B. Petitioner: ***Ramon Chiquito Marin*** (Page 12)  
Petition: for a Special Use for a home workshop/business for an auto dealership.  
Location: South side of CR 30, 1,915 ft. West of CR 7, common address of 27348 CR 30 in Harrison Township, zoned A-1. SUP-0790-2022
- C. Petitioner: ***Board of Commissioners of the County of Elkhart Indiana*** (Page 13)  
Petition: for a Special Use for a government facility (Concord Township Assessor's office).  
Location: East side of CR 7, 2,800 ft. North of CR 26, common address of 59462 CR 7 in Concord Township, zoned A-1. SUP-0744-2022
- D. Petitioner: ***Vanida Inthivong, Souvanthone Insyxiengmay, Vilaxon Komphasouk, David A. Kittimasak, & Deuanesay Inthivong*** (Page 14)  
Petition: for an Amendment to an existing Special Use for a place of worship to allow for the placement of a residence and for a Special Use for a modular home not on a permanent foundation.  
Location: North side of US 20, 500 ft. West of CR 27, common address of 17341 US 20 in Jefferson Township, zoned A-1. SUP-0776-2022

- E.      Petitioner:      ***Faus Groom and Room LLC***      **(Page 15)**  
Petition:      for an Amendment to an existing Special Use for an existing animal boarding facility to allow for a new building.  
Location:      West side of CR 11, 1,970 ft. North of CR 6, common address of 52677 CR 11 in Osolo Township, zoned A-1.      SUP-0788-2022
- F.      Petitioner:      ***Nathan J. Miller & Kristina E. Mast***      **(Page 16)**  
Petition:      for a Special Use for a home workshop/business for a retail store.  
Location:      North side of CR 32, 645 ft. East of CR 43, common address of 10661 CR 32 in Clinton Township, zoned A-1.      SUP-0764-2022
- G.      Petitioner:      ***Ross Holdeman***      **(Page 17)**  
Petition:      for a Special Use for warehousing of fence and deck materials and equipment.  
Location:      Southwest corner of SR15 & Michigan Rd., common address of 65671 SR 15 in Elkhart Township, zoned B-1.      SUP-0784-2022

**SPECIAL USE/ DEVELOPMENTAL VARIANCE**

- H.      Petitioner:      ***Jonathan Martin***      **(Page 18)**  
Petition:      for an Amendment to an existing Special Use for a home workshop/business for a body repair shop to allow for an addition to an existing accessory structure and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.  
Location:      North side of SR 119, 2,200 ft. East of CR 7, common address of 26619 SR 119 in Union Township, zoned A-1.      SUP-0791-2022

**DEVELOPMENTAL VARIANCE**

- I.      Petitioner:      ***Edward A. Mapes & Donna S. Mapes, Husband & Wife, & Craig A. Mapes***      **(Page 19)**  
Petition:      for a 14 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for the construction of an agricultural building 61 ft. from the centerline of the right-of-way.  
Location:      South side of State Line Rd., 3,285 ft. East of SR 15, in York Township, zoned A-1.      DV-0747-2022

**TABELED**

- J.      Petitioner:      ***Anthony Warman & Jessica Warman, Husband & Wife***      **(Page 20)**  
Petition:      for a Special Use for an agricultural use for the keeping of animals on a tract of land containing less than 3 acres and for a Special Use for a roadside stand.  
Location:      Northwest corner of CR 19 & US 20, common address of 56943 CR 19 in Jefferson Township, zoned A-1.      SUP-0719-2022

**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 November 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. The public is encouraged to attend the meeting remotely by going to [www.elkhartcountyplanninganddevelopment.com](http://www.elkhartcountyplanninganddevelopment.com) at **9:00am** on November 17, 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=mbb02709b73824cc9d67f2b786f288815>