

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

NOVEMBER 16, 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: **Javier Soto (Buyer) & New Punjab LLC (Seller)** (Page 1)
Petition: for an 20 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence and for a 7,804 sq. ft. lot-area Developmental Variance (Ordinance requires 20,000 sq. ft.) to allow for the construction of a residence on a lot 12,196 sq. ft. in size.
Location: West side of CR 3, 665 ft. South of CR 20, common address of 57727 CR 3 in Baugo Township, zoned A-1. DV-0774-2022
- B. Petitioner: **Harold N. Schmucker Jr. & Angelina V. Schmucker, Husband & Wife** (Page 2)
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 US 33, 1,175 ft. South of CR 40, common address of 66217 US 33 in Elkhart Township, zoned A-1. DV-0780-2022
- C. Petitioner: **Abdallah R. Saleh & Cami L. Saleh, Husband & Wife** (Page 3)
Petition: for a 2 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an existing detached accessory structure 3 ft. from the south side property line on proposed lot 22A, for a 22 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an existing accessory structure 28 ft. from the centerline of the right-of-way on proposed lot 21 A, for a 3 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an existing detached accessory structure 2 ft. from the south side property line on proposed lot 21A, and for a 1 ft. lot-width Developmental Variance (Ordinance requires 50 ft.) to allow for an existing residence on proposed lot 22A.
Location: East side of North Shore Dr., 1,255 ft. Northeast of SR 19, common address of 51188 North Shore Dr. in Osolo Township, zoned R-2. DV-0793-2022

- D. Petitioner: ***Daniel E. Harshberger & Donna J. Harshberger, 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: South side of CR 52, 2,080 ft. East of CR 11, common address of 24612 CR 52 in Union Township, zoned A-1. DV-0787-2022
- E. Petitioner: ***Delbert L. Mullet, Trustee & Anna M. Mullet, Trustee of the Delbert L. Mullet & Anna M. Mullet Trust*** (Page 5)
 Petition: for a 7 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for an existing attached accessory structure 3 ft. from the east side property line.
 Location: North side of CR 30, 1,630 ft. East of CR 35, common address of 13691 CR 30 in Clinton Township, zoned A-1. DV-0795-2022
- F. Petitioner: ***Kyle S. Bechtel*** (Page 6)
 Petition: for a 30 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence on proposed lot 2 and 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: Northeast side of US 33, 865 ft. West CR 31, common address of 67330 US 33 in Jackson Township, zoned A-1. DV-0797-2022
- G. Petitioner: ***Placido Rodriguez*** (Page 7)
 Petition: for a 14 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the construction of a porch 36 ft. from the centerline of the right-of-way of Cole St. and for a 15 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing residence 60 ft. from the centerline of the right-of-way of CR 45.
 Location: Southeast corner of Cole St. & CR 45, common address of 23924 Cole St. in Concord Township, zoned R-2. DV-0798-2022
- H. Petitioner: ***Linfred A. Schrock & Gail L. Schrock, Husband & Wife*** (Page 8)
 Petition: for a 7:1 depth-to-width-ratio Developmental Variance and for a 79 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for an existing residence on proposed lot 1, for a 3 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an existing accessory structure 2 ft. from the north side property line on proposed lot 1, and for a 4 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an existing accessory structure 1 ft. from the north side property line on proposed lot 1.
 Location: East side of Bristol Ave. (CR 8), 1,045 ft. North of Hemsberd St. (CR14), common address of 608 Bristol Ave. in Middlebury Township, zoned A-1. DV-0733-2022

- I. Petitioner: ***Brenda Sue Motheral now known as Brenda Sue Motheral Waterson*** (Page 9)
 Petition: for a 30 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an existing detached accessory structure 20 ft. from the centerline of the right-of-way.
 Location: West side of Wilson St., 830 ft. North of Bristol St., common address of 54339 Wilson St. in Osolo Township, zoned R-2. DV-0734-2022
- J. Petitioner: ***Connie Caiceros*** (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 2.
 Location: East side of the easement, North of CR 16 (Indiana Ave.), 1,335 ft. east of CR 3, common address of 28759 CR 16 in Baugo Township, zoned R-1. DV-0756-2022

The Elkhart County Board of Zoning Appeals Hearing Officer is meeting on Wednesday November 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. The public is encouraged to attend the meeting remotely by going to www.elkhartcountyplanninganddevelopment.com at **9:00 am** on November 16, 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>