

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

SEPTEMBER 14, 2022  
9:00 A.M.

ADMINISTRATION BUILDING  
MEETING ROOMS 104, 106, & 108  
117 N. 2<sup>nd</sup> 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: ***London N. Martinez*** (Page 1)  
Petition: for an 11 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for an existing residence 109 ft. from the centerline of the right-of-way of CR 6 and for a 12 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an existing residence 38 ft. from the centerline of the right-of-way of Higgins Blvd..  
Location: Northwest corner of CR 6 & Higgins Blvd., common address of 25771 CR 6 in Osolo Township, zoned R-2. DV-0617-2022
- B. Petitioner: ***Randall Vollmar & Amy Vollmar, Husband & Wife*** (Page 2)  
Petition: for a Developmental Variance to allow for the construction of a residence on property with no road frontage served by an access easement.  
Location: North side of the easement, East of CR 24, 1,590 ft. North of CR 24, 2,600 ft. East of Ash Rd., in Baugo Township, zoned A-1. DV-0618-2022
- C. Petitioner: ***Omer Kropf*** (Page 3)  
Petition: for a 46 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for an existing commercial building 74 ft. from the centerline of the right-of-way.  
Location: East side of S. Main St. (SR 13), 2,750 ft. North of Orpha Dr. (CR 37), common address of 514 S. Main St., in Middlebury Township, zoned B-1. DV-0627-2022

- D. Petitioner: ***Ryan M. Harding & Erin Hoffman Harding, Husband & Wife, & Flat Water Holdings, LLC*** (Page 4)  
 Petition: for a 24 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an existing residence and attached garage 26 ft. from the centerline of the right-of-way, for a 4 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for the construction of an attached pool deck 1 ft. from the east side property line, for a 1 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an existing residence 4 ft. from the west side property line, and for a Developmental Variance to allow for the lot coverage to exceed that allowed by right.  
 Location: South side of North Shore Dr., 1,615 ft. East of Bell Ave., common address of 25828 North Shore Dr. in Osolo Township, zoned R-2. DV-0633-2022
- E. Petitioner: ***Lamar W. Miller & Diane K. Miller, Husband & Wife*** (Page 5)  
 Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.  
 Location: East side of CR 37, 340 ft. North of CR 2, common address of 51134 CR 37 in York Township, zoned A-1. DV-0636-2022
- F. Petitioner: ***Elevation Home Builders, LLC*** (Page 6)  
 Petition: for a 7:1 depth-to-width-ratio Developmental Variance and for a 17 ft. lot-width Developmental Variance (Ordinance requires 80 ft.) to allow for the construction of a residence.  
 Location: East side of Dolph Rd., 690 ft. South of State Line Rd., in Osolo Township, zoned R-2. DV-0640-2022

The Elkhart County Board of Zoning Appeals Hearing Officer is meeting on Wednesday September 14, 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](http://www.elkhartcountyplanninganddevelopment.com) at **9:00 am** on September 14, 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>