

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

AUGUST 15, 2024
9:00 A.M.

ADMINISTRATION BUILDING
MEETING ROOMS 104, 106, & 108
117 N. 2nd 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 18th day of July 2024.

Elkhart County Zoning Ordinance and Staff Report materials are to be entered as evidence for today's hearings.

SPECIAL USES

9:00 A.M.

(CRAMER)

- A. Petitioner: ***Edwin & Miriam Miller Trust*** (Page 11)
Petition: for a Special Use for two (2) retail greenhouses.
Location: West side of CR 43, 3,075 ft. North of CR 14, common address of 55199 CR 43 in Middlebury Township, zoned A-1. SUP-0481-2024
- B. Petitioner: ***Enrique Rodriguez*** (Page 12)
Petition: for a Special Use for a home workshop/business for an auto detailing and tinting business.
Location: North side of Forsythia Dr., West of Old CR 17, 690 ft. East of Sommerset Place Blvd., West of Old CR 17, common address of 22281 Forsythia Dr. in Concord Township, zoned A-1. SUP-0494-2024

SPECIAL USE/DEVELOPMENTAL VARIANCES

- C. Petitioner: ***Loren Stutzman & Joann Stutzman, Husband & Wife*** (Page 13)
Petition: for a Special Use for a home workshop/business for a concrete border business, for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right , and for a Developmental Variance to allow for 7 outside employees (Ordinance allows 4 employees).
Location: East side of CR 35, 2,160 ft. South of US Highway 20, common address of 57404 CR 35 in Middlebury Township, zoned A-1. SUP-0446-2024

D. Petitioner: ***Jose Olais & Lourdes Agustin Flores*** (Page 14)
Petition: for a Special Use for a home workshop/business for a roofing business, and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
Location: West side of Conn Ave., 385 ft. North of Bristol St. (CR10), common address of 54431 Conn Ave. in Osolo Township, zoned R-2. SUP-0450-2024

9:30 A.M. **(NORMAN)**

E. Petitioner: ***David D. Sommers & Anna M. Sommers, Husband & Wife*** (Page 15)
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 Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
Location: South side of CR 8, 1,300 ft. West of CR 27, common address of 17240 CR 43 in Washington Township, zoned A-1. SUP-0488-2024

F. Petitioner: ***Verle J. Yoder & Malinda Yoder, Husband & Wife (Sellers) & JoasJ. Miller & Freda Miller, Husband & Wife (Buyers)*** (Page 16)
Petition: for a Special Use for a home workshop/business for a retail store, and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
Location: Southeast corner of CR 43 & CR 10, common address of 54524 CR 43 in York Township, zoned A-1. SUP-0489-2024

SHOW CAUSE

G. Petitioner: ***Roberto Barrera Zuniga & Isabel P. Arizpe Martinez, Husband & Wife*** (Page 18)
Petition: for a requested rescission of an agricultural use for the keeping of animals on a tract of land containing less than 3 acres for failure to comply with the condition(s) and/or commitments imposed by the Board of Zoning Appeals.
Location: East side of CR 27, 550 ft. South of CR 40, common address of 66102 CR 27 in Elkhart Township, zoned A-1. SUP-0473-2023

APPEAL FROM THE HEARING OFFICER'S DECISION

H. Petitioner: ***Matthew Nelson & Loren M. Nelson, Husband & Wife*** (Page 17)
Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right and for a 7 ft. Developmental Variance (Ordinance allows 25 ft.) to allow for the construction of an accessory structure 32 ft. in height.
Location: Southeast corner of North Shore Dr. & Deer Run Trail, 1160 ft. South of Fawn, common address of 25290 North Shore Dr. in Osolo Township, zoned R-2. DV-0397-2024

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, August 15, 2024, at **9:00 a.m.** in Rooms 104, 106, & 108 of the Administration Building, Goshen, Indiana. Pursuant to the 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 a.m.** on August 15, 2024. 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>