

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

DECEMBER 18, 2024
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: ***The Miller Family Revocable Living Trust*** (Page 1)
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-B & 1-C.
Location: South side of CR 126, 865 ft. East of SR 15 in Jefferson Township, zoned A-1. DV-0823-2024
- B. Petitioner: ***Clinton Meade & Patricia G. Meade, as Co-Trustees of the Clinton & Patricia G. Meade Trust*** (Page 2)
Petition: for a 1,113 sq. ft. lot area Developmental Variance (Ordinance requires 20,000 sq. ft.) to allow for the construction of a residence on proposed lot 9 B and for an 11 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing residence 64 ft. from the centerline of the right-of-way of CR 40 on proposed lot 9A.
Location: Northeast corner of CR 40 & Regent St., 1,000 ft. South of Waterford Mills Pkwy, East of SR 15, common address of 18641 CR 40 in Elkhart Township, zoned A-1. DV-0832-2024
- C. Petitioner: ***George A. Smucker*** (Page 3)
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 parcels 2, 5, & 6.
Location: East side of CR 43, 2,065 ft. South of CR 34, in Clinton Township, zoned A-1. DV-0840-2024

- D. Petitioner: ***Buckingham Road Property, LLC*** (Page 4)
 Petition: for a 20 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for the construction of an addition to an existing commercial structure 55 ft. from the centerline of the right-of-way of Buckingham Rd. and for a 6 parking spaces Developmental Variance (Ordinance requires 42) to allow for 36 parking spaces.
 Location: Southwest corner of Buckingham Rd. & Chelsea, common address of 21496 Buckingham Rd. in Washington Township, zoned M-2. DV-0830-2024
- E. Petitioner: ***Elkhart County Park & Recreation Board*** (Page 5)
 Petition: for a 2 ft. Developmental Variance (Ordinance allows 4 ft.) to allow for a monument sign that is 6 ft. in height.
 Location: South side of CR 20, 2,480 ft. East of CR 33, in Middlebury Township, zoned A-1. DV-0835-2024
- F. Petitioner: ***Amerco Real Estate Company (Buyer) & Brad Cronmiller & Dragos Prahoveanu, (Sellers)*** (Page 6)
 Petition: for a 35 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for the construction of a commercial building 40 ft. from the centerline of CR 3, for a 27 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for the construction of commercial buildings 48 ft. from the centerline of LaRue St., for a 46 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for the construction of commercial buildings 74 ft. from the centerline of Old US 33, and for a 15 ft. Developmental Variance (Ordinance requires 25 ft.) to allow for the construction of a commercial building 10 ft. from the West side property line.
 Location: Northwest corner of Old US 33 & CR 3, in Baugo Township, common address of 29031 Old US 33 in Baugo Township, zoned M-2. DV-0844-2024

MOBILE HOME SPECIAL USE/DEVELOPMENTAL VARIANCES

- G. Petitioner: ***Tim D. Kidder*** (Page 7)
 Petition: for a Special Use for an existing mobile home and for a Developmental Variance to allow for an existing mobile home within 300 ft. of a residence.
 Location: North side of North Park Avenue, 200 ft. East of Adams St., common address of 25725 North Park Avenue in Osolo Township, zoned R-2. SUP-0793-2024
- H. Petitioner: ***Mary A. Lehman*** (Page 8)
 Petition: for a Special Use for an existing mobile home and 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 29, 1,015 ft. North of SR 120, common address of 52812 CR 29 in Washington Township, zoned A-1. SUP-0804-2024
- I. Petitioner: ***Yaritza Gonzalez*** (Page 9)
 Petition: for a Special Use for a mobile home and for a Developmental Variance to allow for the placement of mobile home within 300 ft. of a residence.
 Location: North side of Modrell Avenue, 200 ft. East of Baldwin Ct., common address of 25551 Modrell Ave. in Osolo Township, zoned R-2. SUP-0796-2024

The Elkhart County Board of Zoning Appeals Hearing Officer is meeting on Wednesday December 18, 2024, 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 December 18, 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=m3bf346cd5ef63d4860143a6c2f702dd0>