

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

JUNE 19, 2024  
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: ***Karen Zehr formerly known as Karen Lehman*** (Page 1)  
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 South Monroe St., 265 ft. South of East Washington St., common address of 115 South Monroe St. in Clinton Township, zoned R-1. DV-0268-2024
- B. Petitioner: ***Robert R. Schwindaman & Marisa A. Schwindaman, Husband & Wife*** (Page 2)  
Petition: for a 1 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an existing residence and the construction of an attached accessory structure 4 ft. from the east side property line, for a 5 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an existing attached deck 0 ft. from the east side property line, and for a 3 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an existing residence 2 ft. from the west side property line.  
Location: South side of North Shore Dr., 1,865 ft. West of CR 11, common address of 25086 North Shore Dr. in Osolo Township, zoned R-2. DV-0322-2024
- C. Petitioner: ***Troy K. Greiner & Sheila Greiner, Husband & Wife*** (Page 3)  
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 Tower Rd., 1,300 ft. West of CR 1, common address of 30256 Tower Rd. in Baugo Township, zoned B-2. DV-0292-2024

- D. Petitioner: ***Clint M. Flora & Deborah R. Flora, Husband & Wife*** (Page 4)  
 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 end of the easement, West side of CR 13, 400 ft. South of CR 44, in Union Township, zoned A-1. DV-0327-2024
- E. Petitioner: ***Dane P. Flora & Clara J. Flora, Husband & Wife*** (Page 5)  
 Petition: for a 50 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence.  
 Location: West side of CR 13, 2,400 ft. South of CR 44, in Union Township, zoned A-1. DV-0329-2024
- F. Petitioner: ***C. W. Peterson III*** (Page 6)  
 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 Oak Dr., 260 ft. East of Ash Rd., common address of 30958 Oak Dr. in Cleveland Township, zoned B-2/R-1. DV-0295-2024
- G. Petitioner: ***Alexander Manford Alber & Amber Irene Alber, Husband & Wife*** (Page 7)  
 Petition: for a 30 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence.  
 Location: South side of State Line Rd., 800 ft. West of CR 17, common address of 21462 State Line Rd. in Washington Township, zoned A-1. DV-0335-2024
- H. Petitioner: ***Shawn R. Schrader & Erin E. Schrader, Co-Trustees of the Sawn R. & Erin E. Schrader Trust*** (Page 8)  
 Petition: for a 50 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for an existing residence on proposed lot 1.  
 Location: West side of CR 27, 2,270 ft. North of CR 24, common address of 59097 CR 27 in Jefferson Township, zoned A-1. DV-0336-2024
- I. Petitioner: ***Kent A. Bucher & Lana M. Bucher, Husband & Wife*** (Page 9)  
 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 2, 735 ft. West of CR 25, common address of 17858 CR 2 in Washington Township, zoned A-1. DV-0318-2024
- J. Petitioner: ***Glen R. Lehman & Vera S. Lehman, Husband & Wife*** (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.  
 Location: Northeast end of the easement, East side of CR 43, 1,000 ft. North of CR 28, in Middlebury Township, zoned A-1. DV-0332-2024
- K. Petitioner: ***Bret P. Mays & Kimberly R. Mays, Husband & Wife*** (Page 11)  
 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 108, 2,530 ft. East of CR 31, common address of 15932 CR 108 in Washington Township, zoned A-1. DV-0333-2024

The Elkhart County Board of Zoning Appeals Hearing Officer is meeting on Wednesday June 19, 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](http://www.elkhartcountyplanninganddevelopment.com) at **9:00 am** on June 19, 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>