

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

MARCH 20, 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: ***Vernon D. Bontrager & Pollyanna Bontrager, Husband & Wife*** (Page 1)
Petition: for a 7:1 depth-to-width ratio Developmental Variance & for a 50 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence.
Location: South side of SR 120, 2,560 ft. West of SR 13, in York Township, zoned A-1
DV-0054-2024
- B. Petitioner: ***Dustin Allard & Carrie Allard, 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 and for a 10 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an existing detached accessory structure 40 ft. from the centerline of the right-of-way.
Location: Southeast corner of Ash Rd. & Janet St., common address of 51948 Ash Rd. in Cleveland Township, zoned A-1.
DV-0075-2024
- C. Petitioner: ***Middlebury Church of the Brethren, Northern Indiana*** (Page 3)
Petition: for a 23 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for a lift station 52 ft. from the centerline of the right-of-way.
Location: West side of Bristol Ave (CR 8), 515 ft. North of CR 14, common address of 507 Bristol Ave. in Middlebury Township, zoned A-1.
DV-0066-2024
- D. Petitioner: ***Town of Middlebury Indiana*** (Page 4)
Petition: for a 57 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for a lift station 63 ft. from the centerline of the right-of-way.
Location: West side of SR 13, 2,500 ft. South of US 20, in Middlebury Township, zoned M-1.
DV-0070-2024

- E. Petitioner: ***Randy Vance, Jerry M. Bethel, Sr. & Brenda Bethel, (Page 5)***
Husband & Wife (Land Contract Holders) & Randy Vance & Jessica Hubbel (Land Contract Purchasers)
Petition: for a 30 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for an existing residence and the construction of a porch addition 90 ft. from the centerline of the right-of-way.
Location: South side of US 6, 2,510 ft. West of CR 15, common address of 23454 US 6 in Union Township, zoned A-1. DV-0057-2024
- F. Petitioner: ***Andrew M. Yoder & Ellie Yoder, Husband & Wife (Page 6)***
Petition: for a 23 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence.
Location: North end of Cameron Dr., 645 ft. North of Kenmar St., West of SR 19, in Olive Township, zoned GPUD R-1 & R-2. DV-0077-2024
- G. Petitioner: ***Jeremiah L. Bontrager & Shirley V. Bontrager, Husband & Wife (Page 7)***
Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right and for a 5 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for the construction of an attached garage addition 5 ft. from the East side property line.
Location: South side of CR 20, 1,710 ft. East of CR 111, common address of 24536 CR 20 in Concord Township, zoned R-1. DV-0068-2024
- H. Petitioner: ***David A. Douglas & Frances L. Douglas, Husband & Wife (Page 8)***
Petition: for a 4 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for the construction of a covered porch 6 ft. from the West side property line, for an 8 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for an existing residence 112 ft. from the centerline of the right-of-way and for a 6 ft. lot-width Developmental Variance (Ordinance requires 80 ft.) to allow for an existing residence.
Location: South side of Old US 20, 750 ft. West of CR 1, common address of 30142 Old US 20 in Cleveland Township, zoned R-1. DV-0060-2024
- 9:30 A.M.**
- I. Petitioner: ***Dale L. Miller & Judy D. Miller, Husband & Wife (Page 9)***
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 side of the easement, 1,380 ft. West of CR 9, 2,650 ft. South of US 6, common address of 72963 CR 9 in Union Township, zoned A-1. DV-0063-2024

- J. Petitioner: ***Tri-County Land Trustee Corporation (Land Contract Holder) & (Page 10) Marcus W. Miller & Ruth Ann Miller, Husband & Wife (Land Contract Purchasers)***
 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: Southwest side of the easement, South of CR 4, 1,700 ft. East of CR 29, common address of 15638 CR 4 in York Township, zoned A-1.
 DV-0073-2024
- K. Petitioner: ***Mitchell A. Sheckler & Judith D. Sheckler, 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: Northwest corner of CR 36 & CR 19, common address of 63961 CR 19 in Elkhart Township, zoned A-1.
 DV-0069-2024

MOBILE HOME SPECIAL USE/DEVELOPMENTAL VARIANCE

- L. Petitioner: ***Julie Clark (Page 12)***
 Petition: for a Special Use for a mobile home & for a 7 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for an existing accessory structure 3 ft. from the rear property line.
 Location: North side of Homewood Ave., 135 ft. East of Adams St., North of North Park Ave., common address of 25747 Homewood Ave. in Osolo Township, zoned R-2.
 SUP-0036-2024

The Elkhart County Board of Zoning Appeals Hearing Officer is meeting on Wednesday March 20, 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 March 20, 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>