

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

MAY 16, 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 April 2024.

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

SPECIAL USE

9:00 A.M. (CRAMER)

- A. Petitioner: ***Timothy O. DeLuca & Ruth E. DeLuca, 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.
 Location: South side of E. Spring St., 1,550 ft. East of S. Main St., common address of 503 E. Spring St. in Middlebury Township, zoned R-1. SUP-0228-2024
- B. Petitioner: ***Stephen Holmes*** **(Page 16)**
 Petition: for a Special Use for a home workshop/business for a DIY craft studio.
 Location: North side of CR 24, 2,560 ft. East of CR 9, common address of 25517 CR 24 in Concord Township, zoned A-1. SUP-0230-2024
- C. Petitioner: ***Tri-County Land Trustee Corporation (Land Contract Holder) & Samuel R. Yoder & Joann Yoder, Husband & Wife (Land Contract Purchasers)*** **(Page 17)**
 Petition: for a Special Use for an agricultural use for the keeping of animals on a tract of land containing less than 3 acres.
 Location: North side of US 20, 520 ft. East of CR 33, common address of 14909 US 20 in Middlebury Township, zoned A-1. SUP-0232-2024
- D. Petitioner: ***North Middle Barens Amish Church*** **(Page 18)**
 Petition: for a Special Use for a place of worship and for a Special Use for a school.
 Location: East side of CR 43, 550 ft. South of CR 10, common address of 54604 CR 43 in York Township, zoned A-1. SUP-0245-2024

9:30 A.M. (NORMAN)

- E. Petitioner: ***Nina R. Purtlebaugh*** **(Page 19)**
Petition: for a Special Use for an agricultural use for the keeping of animals on a tract of land containing less than 3 acres.
Location: Southwest side of Christopher Dr., 325 ft. South of Suburban Dr., East of CR 17, common address of 21938 Christopher Dr. in Washington Township, zoned R-2. SUP-0246-2024
- F. Petitioner: ***Ramon Chiquito Marin*** **(Page 20)**
Petition: for an Amendment to an existing Special Use for a home workshop/business for an auto dealership to allow for the sale of additional vehicles.
Location: South side of CR 30, 1,915 ft. West of CR 7, common address of 27364 CR 30 in Harrison Township, zoned A-1. SUP-0229-2024
- G. Petitioner: ***Ruslan A. Shevchik & Marina Shevchik, Husband & Wife*** **(Page 21)**
Petition: for a Special Use for commercial parking of a semi-truck and trailer.
Location: East side of CR 23, 1,565 ft. Northwest of SR 15, common address of 59570 CR 23 in Jefferson Township, zoned A-1. SUP-0247-2024
- H. Petitioner: ***Ace Monard & Karen Monard, Husband & Wife*** **(Page 22)**
Petition: for an Amendment to an existing Special Use for a home workshop/business for an industrial service business to allow for a new building.
Location: Southwest side of CR 115, 540 ft. Northwest of CR 20, common address of 58897 CR 115 in Concord Township, zoned A-1. SUP-0201-2024

10:00 A.M. (HESSER)

- I. Petitioner: ***Catship Etc Co*** **(Page 23)**
Petition: for an Amendment to an existing Special Use for a kennel to allow for a revised site plan and more time to complete the kennel.
Location: North side of CR 4, 2,715 ft. West of CR 15, common address of 23023 CR 4 in Osolo Township, zoned A-1. SUP-0194-2024

SPECIAL USES/ DEVELOPMENTAL VARIANCES

- J. Petitioner: ***John E. Yutzy & Geneva Faye Yutzy, Husband & Wife*** **(Page 24)**
Petition: for an Amendment to an existing Special Use for a home workshop/business for a woodworking business to allow for an addition and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
Location: North side of CR 36, 670 ft. East of CR 31, common address of 15733 CR 36 in Clinton Township, zoned A-1. SUP-0254-2024

- K. Petitioner: ***Joshua Lyn Borkholder & Neoma Diane Borkholder, Husband & Wife*** (Page 25)
 Petition: for an Amendment to an existing Special Use for a home workshop/business for a woodworking business to allow for an addition, 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 2).
 Location: East side of CR 101, 2,435 ft. South of CR 56, common address of 72990 CR 101 in Locke Township, zoned A-1. SUP-0231-2024

USE VARIANCE

- L. Petitioner: ***Mitchell D. Hawkins*** (Page 26)
 Petition: for a Use Variance to allow for the construction of a second dwelling on a zoning lot.
 Location: West side of SR 13, 3,525 ft. North of CR 10, common address of 53829 SR 13 in York Township, zoned A-1. UV-0249-2024

USE VARIANCE / DEVELOPMENTAL VARIANCE

- M. Petitioner: ***Elmer Brandenberger*** (Page 27)
 Petition: for a Use Variance to allow for an auto fabrication 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 Grasslands Ln., 710 ft. South of CR 40, common address of 66133 Grasslands Ln. in Elkhart Township, zoned R-1. UV-0239-2024

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, May 16, 2024, at **9:00 a.m.** 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 a.m.** on May 16, 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>