

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

MAY 15, 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: **Jeffrey J. Stutzman** (Page 1)  
Petition: for a 9 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for the construction of an accessory structure 66 ft. from the centerline of the right-of-way of CR 115 and for a 5 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing residence 70 ft. from the centerline of the right-of-way of CR 115.  
Location: Northwest corner of CR 115 & Canyon River Dr., common address of 58875 CR 115 in Concord Township, zoned A-1. DV-0212-2024
- B. Petitioner: **Michael Wortinger** (Page 2)  
Petition: 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 42, 800 ft. East of US 33, common address of 16266 CR 42 in Jackson Township, zoned A-1. DV-0240-2024
- C. Petitioner: **Sarah Deshone** (Page 3)  
Petition: for a 62 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for the construction of a residence 58 ft. from the centerline of the right-of-way.  
Location: South side of SR 120, 1,395 ft. East of CR 15, in Concord Township, zoned R-1. DV-0227-2024
- D. Petitioner: **James A. Pratt & Debra S. Pratt, Husband & Wife** (Page 4)  
Petition: for a 7:1 depth-to-width ratio Developmental Variance and for a 35 ft. lot-width Developmental Variance (Ordinance requires 80 ft.) to allow for the construction of a residence on proposed lot 2.  
Location: South side of CR 108, 2,045 ft. West of CR 3, common address of 29110 CR 108 in Cleveland Township, zoned R-1. DV-0248-2024

- E. Petitioner: ***Robb M. Huber & Kristin M. Huber, Husband & Wife*** (Page 5)  
 Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.  
 Location: Southeast corner of Olde Towne Dr. & Monticello Dr., 450 ft. South of CR 18, common address of 58100 Olde Towne Dr. in Jefferson Township, zoned PUD A-1. DV-0234-2024
- F. Petitioner: ***Tyler Paston & Ashlyn Wlodarski*** (Page 6)  
 Petition: for a 32 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for the construction of a residence 43 ft. from the centerline of the right-of-way.  
 Location: South side of CR 10, 440 ft. East of CR 17, in Washington Township, zoned R-1. DV-0253-2024
- G. Petitioner: ***Neil Bough & Geri Bough, 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.  
 Location: North side of CR 18, 1,755 ft. East of CR 23, common address of 18939 CR 18 in Jefferson Township, zoned A-1. DV-0238-2024
- H. Petitioner: ***Travis L. Conklin & Jennica R. Conklin, Husband & Wife*** (Page 8)  
 Petition: for a 29 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence on proposed lot 1 and 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: Northwest end of Red Bud Pl., 195 ft. North of Red Bud Ln., West of CR 100, in Baugo Township, zoned A-1. DV-0251-2024
- 9:30 A.M.**
- I. Petitioner: ***Robert L. Reed & Tane L. Reed, Husband & Wife*** (Page 9)  
 Petition: for a 24 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for an existing residence and attached garage addition 96 ft. from the centerline of the right-of-way.  
 Location: West side of SR 15, 3,240 ft. North of CR 24, common address of 58977 SR 15 in Jefferson Township, zoned A-1, B-3. DV-0216-2024
- J. Petitioner: ***Bryan Vanzile*** (Page 10)  
 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 SR 19, 3,380 ft. South of State Line Rd., common address of 51173 SR 19 in Osolo Township, zoned R-2. DV-0252-2024
- K. Petitioner: ***Randall C. G. Mitschelen & Bryn E. Mitschelen, Husband & Wife*** (Page 11)  
 Petition: for a 7 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for the construction of an attached garage 3 ft. from the west side property line.  
 Location: North side of E. Wabash Ave., 325 ft. East of S. Elkhart St., common address of 106 E. Wabash Ave. in Olive Township, zoned R-1. DV-0235-2024

L. Petitioner: **Christopher J. Miller & Vanessa L. Miller, Husband & Wife** (Page 12)  
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 16, 2,435 ft. West of CR 13, common address of 23918 CR 16 in Concord Township, zoned R-1. DV-0217-2024

M. Petitioner: **Brian K. Stutzman & Melody J. Stutzman, Husband & Wife** (Page 13)  
Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right, for a 25 ft. Developmental Variance (Ordinance requires 75ft.) to allow for the construction of an attached garage addition and detached accessory structure 50 ft. from the centerline of the right-of-way.  
Location: North side of CR 20, 1,880 ft. East of SR 13, common address of 12113 CR 20 in Middlebury Township, zoned A-1. DV-0236-2024

**MOBILE HOME SPECIALE USE/ DEVELOPMENTAL VARIANCE**

N. Petitioner: **Adam C. Cobane (Buyer) & Jose M. Gamez & Cathleen J. Gamez, Husband & Wife (Sellers)** (Page 14)  
Petition: for a Special Use for a manufactured home not on a permanent foundation and for a Developmental Variance to allow for the placement of a manufactured home not on a permanent foundation within 300 ft. of a residence.  
Location: West side of Southwood Dr., 425 ft. South of Plainfield Dr., East of John Weaver Pkwy., common address of 54151 Southwood Dr. in Osolo Township, zoned R-2. SUP-0256-2024

The Elkhart County Board of Zoning Appeals Hearing Officer is meeting on Wednesday May 15, 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 May 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=m3bf346cd5ef63d4860143a6c2f702dd0>