

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

November 20, 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: ***Loren Stutzman & Joann Stutzman, Husband & Wife*** (Page 1)  
Petition: for a 43 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for the construction of a residence 32 ft. from the centerline of the right-of-way CR 28 and for a 17 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for the construction of a residence 58 ft. from the centerline of the right-of-way CR 35.  
Location: Southeast corner of CR 28 & CR 35, common address of 13988 CR 28 in Middlebury Township, zoned A-1. DV-0769-2024
- B. Petitioner: ***Dennis B. Horvath & Brenda J. Horvath, Husband & Wife*** (Page 2)  
Petition: for a 6 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for the construction of an attached accessory structure 4 ft. from the South side property line.  
Location: East side of Stella Dr., 180 ft. North of CR 22, common address of 58786 Stella Dr. in Baugo Township, zoned A-1. DV-0688-2024
- C. Petitioner: ***Timothy Eash & Malinda L. Eash, Husband & Wife*** (Page 3)  
Petition: for a 18 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for the construction of a deck and an existing residence 57 ft. from the centerline of the right-of-way.  
Location: West side of CR 133, 2,005 ft. South of State Line Rd., common address of 51077 CR 133 in York Township, zoned A-1. DV-0756-2024

- D. Petitioner: ***Glen J. Riegsecker, as Trustee of the Glen J. Riegsecker Revocable Trust*** (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 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 33, 1,475 ft. North of CR 26, common address of 59730 CR 33 in Middlebury Township, zoned A-1. DV-0765-2024

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