

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

OCTOBER 17, 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 19th day of September 2024.

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

SPECIAL USES

9:00 A.M.

(CRAMER)

- A. Petitioner: ***Sugar Grove Cemetery Association*** (Page 8)
Petition: for a Special Use for a cemetery.
Location: East side of Old CR 17, 255 ft. North of CR 118, in Concord Township, zoned A-1. SUP-0602-2024
- B. Petitioner: ***Dalton Null & Alissa Null, Husband & Wife*** (Page 9)
Petition: for a Special Use for a home workshop/business for a vehicle service and repair business.
Location: South side of SR 119, 1,910 ft. Southwest of CR 17, common address of 22440 SR 119 in Harrison Township, zoned A-1. SUP-0650-2024
- C. Petitioner: ***AMMF Trustee Corporation (Land Contract Holder) & Seth Bontrager (Land Contract Purchaser)*** (Page 10)
Petition: for a Special Use for an agricultural use for the keeping of animals on a tract of land containing less than 3 acres and for a Special Use for a kennel.
Location: South side of CR 42, 890 ft. East of Ash Rd., common address of 30790 CR 42 in Locke Township, zoned A-1. SUP-0663-2024

SPECIAL USE/DEVELOPMENTAL VARIANCES

- D. Petitioner: ***Alice E. Poseley & Steven Poseley, Wife & Husband*** (Page 11)
Petition: for a Special Use for a kennel, and for a 3 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an existing accessory structure 2 ft. from the East side property line.
Location: South side of US Hwy 20, 3,015 ft. West of CR 19, common address of 21060 US 20 in Jefferson Township, zoned A-1. SUP-0662-2024
- 9:30 A.M. (HESSER)**
- E. Petitioner: ***Wesley D. Meier, & Roger A. Meier & Kathleen D. Meier, Husband & Wife*** (Page 12)
Petition: for a Special Use for a home workshop/business for a lawn service business and 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 44, 3,220 ft. West of CR 37, common address of 13612 CR 44 in Benton Township, zoned A-1. SUP-0656-2024
- F. Petitioner: ***Devon R. Schrock & Noretta Kay Schrock*** (Page 13)
Petition: for a Special Use for a home workshop/business for a metal fabrication business, for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right, for a Developmental Variance to allow for 5 outside employees (Ordinance allows 3), and for a 9 ft. Developmental Variance (Ordinance allows 25 ft.) to allow for an accessory structure 34 ft. in height.
Location: North side of CR 24, 900 ft. East of CR 43, common address of 10551 CR 24 in Middlebury Township, zoned A-1. SUP-0641-2024

USE VARIANCE/DEVELOPMENTAL VARIANCE

- G. Petitioner: ***Lonnie Bontrager (Buyer) & Octavio Ramos (Seller)*** (Page 14)
Petition: for a Use Variance to allow for 4 (four) dwelling units, for a 2 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an existing duplex 48 ft. from the centerline of the right-of-way, for a 2 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an existing duplex 3 ft. from the west side property line, and for a 46,496 sq. ft. lot-area Developmental Variance (Ordinance requires 30,000 sq. ft. per duplex) to allow for 2 existing duplexes .
Location: South side of Morgan St., 325 ft. West of Broad St., common address of 28197 Morgan St. in Baugo Township, zoned R-2. UV-0585-2024

TABLED

- H. Petitioner: ***Kelvin Amaya Alvarado*** (Page 15)
Petition: for a Special Use for a home workshop/business for a barber shop.
Location: West side of CR 7, 750 ft. South of West Mishawaka Rd., common address of 58071 CR 7 in Concord Township, zoned R-1. SUP-0560-2024

- I. Petitioner: **Kevin Sarber** (Page 16)
Petition: for a 25 ft. Developmental Variance (Ordinance requires 55 ft.) to allow for the construction of an accessory building 30 ft. from the centerline of the right-of-way of 27th St., and for a 62 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for the construction of an accessory building 58 ft. from the centerline of the right-of-way of Old US 33.
Location: Northeast corner of 27th St. & Old US 33, in Baugo Township, zoned B-3.
DV-0547-2024

STAFF/BOARD ITEMS *(time of review at the discretion of the Board of Zoning Appeals)*

- Minor Change - Special Use - Ervin Heatwole (SUP-0431-2016) – request to amend the site plan to allow for the construction of a new building.

ADJOURNMENT

The Elkhart County Board of Zoning Appeals is meeting on Thursday, October 17, 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 October 17, 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>