

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

OCTOBER 16, 2024  
9:00 A.M.

DEPARTMENT OF PUBLIC SERVICES  
MEETING ROOM A & B  
4230 ELKHART ROAD, 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: **David M. Miller** (Page 1)  
Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right, for a 21 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for the construction of an attached garage 54 ft. from the centerline of the right-of-way, and for a 1 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an existing accessory structure 4 ft. from the South side property line.  
Location: West side of CR 127, 2,015 ft. South of CR 44, common address of 68109 CR 127 in Jackson Township, zoned A-1. DV-0647-2024
- B. Petitioner: **Monte W. Holdeman & Tanya K. Holdeman, Husband & Wife** (Page 2)  
Petition: for a 7 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the placement of a detached accessory structure 43 ft. from the centerline of the right-of-way of Harrison St., and for a 10 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for the placement of a detached accessory structure 0 ft. from the rear property line.  
Location: Southwest corner of S. Elkhart St. (CR 3) & W. Harrison St., common address of 201 S. Elkhart St. in Olive Township, zoned R-1. DV-0649-2024
- C. Petitioner: **Stacey L. Mikel & Jennifer A. Mikel, Husband & Wife** (Page 3)  
Petition: for a 39 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing residence and the construction of a covered porch 36 ft. from the centerline of the right-of-way.  
Location: Southwest corner of CR 19 & CR 40, common address of 66023 CR 19 in Elkhart Township, zoned A-1. DV-0651-2024

- D. Petitioner: ***Larry J. White & Michelle L. White, Husband & Wife*** (Page 4)  
 Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.  
 Location: North end of the easement, North of W. Berry St., 340 ft. West of S. Grand St., common address of 412 W. Berry St. in Middlebury Township, zoned A-1. DV-0657-2024
- E. Petitioner: ***Robert T. McCartney & Heather A. McCartney, Husband & Wife*** (Page 5)  
 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: West side of CR 13, 1,420 ft. South of SR 120, in York Township, zoned A-1. DV-0661-2024
- F. Petitioner : ***Lyle D. Bontrager & Dianne J. Bontrager, Husband & Wife*** (Page 6)  
 Petition: for a 39 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a proposed residence on lot 1 and for a Developmental Variance to allow for an existing residence on property with no road frontage served by an access easement on proposed lot 2.  
 Location: South side of CR 42, 2,400 ft. Northwest of CR 142, common address of 18400 CR 42 in Elkhart Township, zoned A-1. DV-0660-2024
- G. Petitioner: ***James L. Freeze & Billie Jo Freeze, Husband & Wife*** (Page 7)  
 Petition: for a Special Use for a mobile home.  
 Location: East side of CR 131, 1,245 ft. North of SR 120, common address of 52760 CR 131 in York Township, zoned A-1. SUP-0653-2024

The Elkhart County Board of Zoning Appeals Hearing Officer is meeting on Wednesday October 16, 2024, at **9:00 am** in Rooms A & B of the Public Services Building, 4230 Elkhart Road, 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 October 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=m3bf346cd5ef63d4860143a6c2f702dd0>

