

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

SEPTEMBER 19, 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 15th day of August 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. (WARNER)

- A. Petitioner: ***Nathan D. Petersheim & Susan M. Petersheim, Huband Wife, (Page 9)***
(Land Contract Holder) & Hidden Creek School
(Land Contract Purchaser)
Petition: for a Special Use for a school.
Location: Southeast corner of CR 143 & CR 48, in Benton Township, zoned A-1.
SUP-0556-2024
- B. Petitioner: ***Alexander Manford Alber & Amber Irene Alber, (Page 10)***
Husband & Wife
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 State Line Rd., 800 ft. West of CR 17, common address of 21462 State Line Rd. in Washington Township, zoned A-1. SUP-0570-2024
- C. Petitioner: ***Bonnie J. Whitaker (Page 11)***
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 CR 34, 1,265 ft. East of CR 43, common address of 10504 CR 34 in Clinton Township, zoned A-1. SUP-0572-2024

SPECIAL USES/DEVELOPMENTAL VARIANCES

D. Petitioner: ***Kelvin Amaya Alvarado*** (Page 12)
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

9:30 A.M. (HESSER)

E. Petitioner: ***Mark L. Raber & Sharon R. Raber, Husband & Wife*** (Page 13)
Petition: for a Special Use for a home workshop/business for a trailer building business, for a 20 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for an existing residence 100 ft. from the centerline of the right-of-way, for a 17 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for an existing accessory structure 103 ft. from the centerline of the right-of-way, 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 SR 4, 120 ft. West of CR 133, common address of 14504 SR 4 in Clinton Township, zoned A-1. SUP-0562-2024

F. Petitioner: ***The Schwartz Family Revocable Living Trust*** (Page 14)
Petition: for a Special Use for an agricultural use for the keeping of animals on a tract of land containing less than 3 acres, for a 49 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing residence 26 ft. from the centerline of the right-of-way, for a 12 ft. Developmental Variance (Ordinance requires 75 ft.) to allow an existing accessory structure 63 ft. from the centerline of the right-of-way, 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 CR 31, 685 ft. South of CR 34, common address of 63115 CR 31 in Clinton Township, zoned A-1. SUP-0573-2024

USE VARIANCE

G. Petitioner: ***Aaron J. Scholl & Jessica L. Scholl*** (Page 15)
Petition: for a Use Variance to allow for an existing accessory structure without a residence.
Location: West side of CR 133, 955 ft. South of CR 28, common address of 60943 CR 133 in Middlebury Township, zoned A-1. UV-0541-2024

DEVELOPMENTAL VARIANCES

H. 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)*

ADJOURNMENT

The Elkhart County Board of Zoning Appeals is meeting on Thursday, September 19, 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 September 19, 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>