

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

SEPTEMBER 18, 2024
9:00 A.M.

ADMINISTRATION BUILDING
MEETING ROOMS 104, 106, & 108
117 N. 2nd 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: ***Vernon J. Bontrager & Marietta Bontrager, Husband & Wife*** (Page 1)
Petition: for a Developmental Variance to allow for the total square footage of an existing accessory structures to exceed that allowed by right.
Location: East side of CR 43, 1,525 ft. North of CR 10, common address of 54244 CR 43 in York Township, zoned A-1. DV-0470-2024
- B. Petitioner: ***Menno Bradley Stauffer & Tonya Stauffer, Husband & Wife*** (Page 2)
Petition: for a 21 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing residence 54 ft. from the centerline of the right-of way, and for a 1 ft. Developmental Variance (Ordinance allows 25 ft.) to allow for the construction of a detached accessory structure 26 ft. in height.
Location: West side of CR 21, 3,440 ft. North of CR 50, common address of 69849 CR 21 in Jackson Township, zoned A-1. DV- 0507-2024
- C. Petitioner: ***Montana Street Holdings, LLC*** (Page 3)
Petition: for a Developmental Variance to allow for the construction of a residence on property (proposed lot 2) with no road frontage served by an access easement.
Location: North side of CR 20, 425 ft. East of CR 100, common address of 30627 CR 20 in Baugo Township, zoned R-1. DV-0546-2024
- D. Petitioner: ***Sheldon M. Nolt & Virginia Z. Nolt, Husband & Wife*** (Page 4)
Petition: for a 23 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing residence 52 ft. from the centerline of the right-of-way.
Location: South side of CR 36, 1,260 ft. West of SR 19, common address of 28270 CR 36 in Olive Township, zoned A-1. DV-0520-2024

- E. Petitioner: ***James Leroy Wise & Dawn R. Wise, 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: Southwest corner of CR 17 & US 6, common address of 72507 CR 17 in Jackson Township, zoned A-1 & M-1. DV-0537-2024
- F. Petitioner: ***Rolando Lopez-Perez*** (Page 6)
 Petition: for a 20 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an existing outdoor covered patio 30 ft. from the centerline of the right-of-way of Conn Ave. and for a 67 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for an existing residence 53 ft. from the centerline of the right-of-way of E. Bristol St. (CR 6).
 Location: Northeast corner of E. Bristol St. (CR 6) & Conn Ave., common address of 1100 E. Bristol St. in Osolo Township, zoned R-2. DV-0576-2024
- G. Petitioner: ***Tek-Pro Commercial Roofing LLC*** (Page 7)
 Petition: for a 42 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for the construction of an attached garage 78 ft. from the centerline of the right-of-way and for a 45 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for an existing residence 75 ft. from the centerline of the right-of-way.
 Location: West side of SR19, 2,465 ft. North of CR 46, common address of 68547 SR 19 in Locke Township, zoned A-1. DV-0568-2024

MOBILE HOME SPECIAL USE

- H. Petitioner : ***Alicia Kay Brenneman*** (Page 8)
 Petition: for a Special Use for an existing mobile home.
 Location: West side of CR 22, 3,200 ft. Southeast of CR 3, common address of 59419 CR 22 in Baugo Township, zoned A-1. SUP-0497-2024

The Elkhart County Board of Zoning Appeals Hearing Officer is meeting on Wednesday September 18, 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 at **9:00 am** on September 18, 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>