

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

APRIL 16, 2025  
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: **Judson Schrock** (Page 1)  
Petition: for a 14 ft. Developmental Variance (Ordinance requires 25 ft.) to allow for the construction of an attached canopy 11 ft. from the east side property line and for a Developmental Variance to allow for no buffering (Ordinance requires a class 1 buffer) along the east property line.  
Location: South side of E. Washington St., 150 ft. East of Jefferson St., common address of 112 E. Washington St. in Clinton Township, zoned B-1. DV-0159-2025
- B. Petitioner: **Byron P. Moore & Aimee S. Moore, Husband & Wife** (Page 2)  
Petition: for a 25 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an existing residence and construction of an attached garage 25 ft. from the centerline of the right-of-way and for a 3 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an existing residence and construction of an addition 2 ft. from the east side property line.  
Location: South side of North Shore Dr., 1,430 ft. East of Bell Ave, East of SR 19, common address of 25856 North Shore Dr. in Osolo Township, zoned R-2. DV-0169-2025
- C. Petitioner: **Michael L. Strausborger & Patricia A. Strausborger, or their successor, as Trustees of the Michael L. Strausborger & Patricia A. Strausborger Revocable Living Trust** (Page 3)  
Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.  
Location: East side of Andy Dr., 375 ft. South of Charla Ln., East of Ash Rd., common address of 30801 Andy Dr. in Cleveland Township, zoned A-1. DV-0170-2025

**MOBILE HOME SPECIAL USE/DEVELOPMENTAL VARIANCE**

D. Petitioner: *David Rodriguez Campos & Alicia Martinez Cambron,* (Page 4)  
*Husband & Wife*  
Petition: for a Special Use for a mobile home and for a Developmental Variance to allow for the placement of a mobile home within 300 ft. of a residence.  
Location: South side of Florence Ave., 625 ft. East of CR 45, common address of 24116 Florence Ave. in Concord Township, zoned R-2. SUP-0132-2025

The Elkhart County Board of Zoning Appeals Hearing Officer is meeting on Wednesday April 16, 2025, 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 April 16, 2025. 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>

# ***Hearing Officer Staff Report***

*Prepared by the Department of Planning and Development*

**Hearing Date:** April 16, 2025

**Transaction Number:** DV-0159-2025.

**Parcel Number(s):** 20-12-34-466-005.000-008.

**Existing Zoning:** B-1.

**Petition:** For a 14 ft. Developmental Variance (Ordinance requires 25 ft.) to allow for the construction of an attached canopy 11 ft. from the east side property line and for a Developmental Variance to allow for no buffering (Ordinance requires a class 1 buffer) along the east property line.

**Petitioner:** Judson Schrock.

**Location:** South side of E. Washington St., 150 ft. east of Jefferson St., in Clinton Township.

## ***Site Description:***

- Physical Improvement(s) – Restaurant.
- Proposed Improvement(s) – Attached canopy.
- Existing Land Use – Commercial.
- Surrounding Land Use – Mixed.

## ***History and General Notes:***

- **November 16, 1995** – The Hearing Officer approved a 20 ft. variance to allow an addition 35 ft. from the centerline of the right-of-way.
- **August 20, 2003** – The Hearing Officer approved a 15 ft. variance to allow an addition 10 ft. from the east side property line.

## ***Staff Analysis:***

Staff finds that:

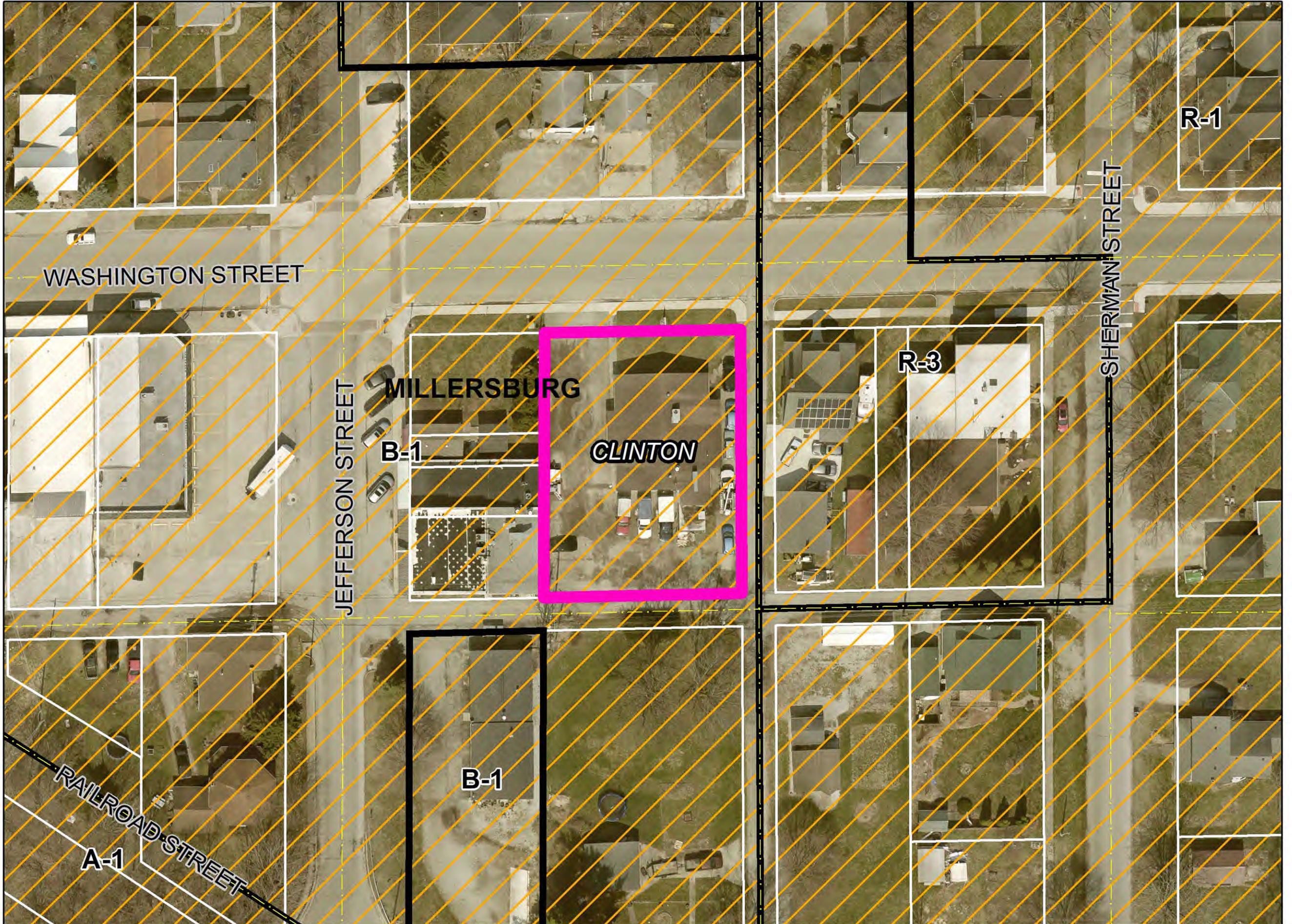
1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. The new canopy's east setback and the 2003 addition setback are similar and do not affect safe public use of the alley, and the building and its surroundings have coexisted harmoniously without buffering as long as the building has been present.
2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 0.29-acre lot in a dense, mixed-use town neighborhood, and the neighborhood will remain a mixture of commercial and residential.
3. Strict application of the terms of the Development Ordinance would result in an unnecessary hardship in the use of the property. The small lot size leaves few options for placement of a canopy of a useful size, and absence of buffering is common in dense town neighborhoods where original residential and light business zones frequently abut.

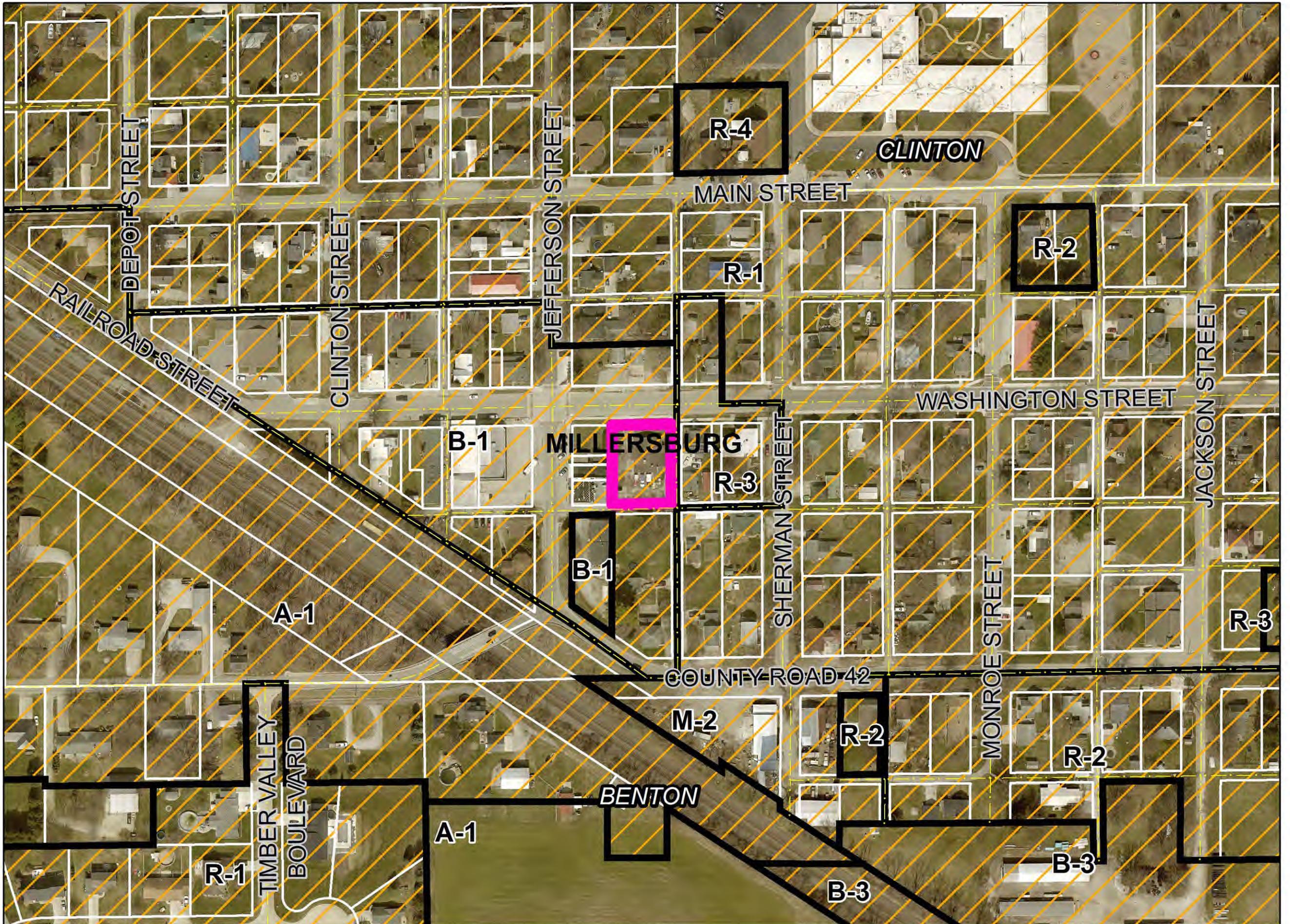
# *Hearing Officer Staff Report (Continued)*

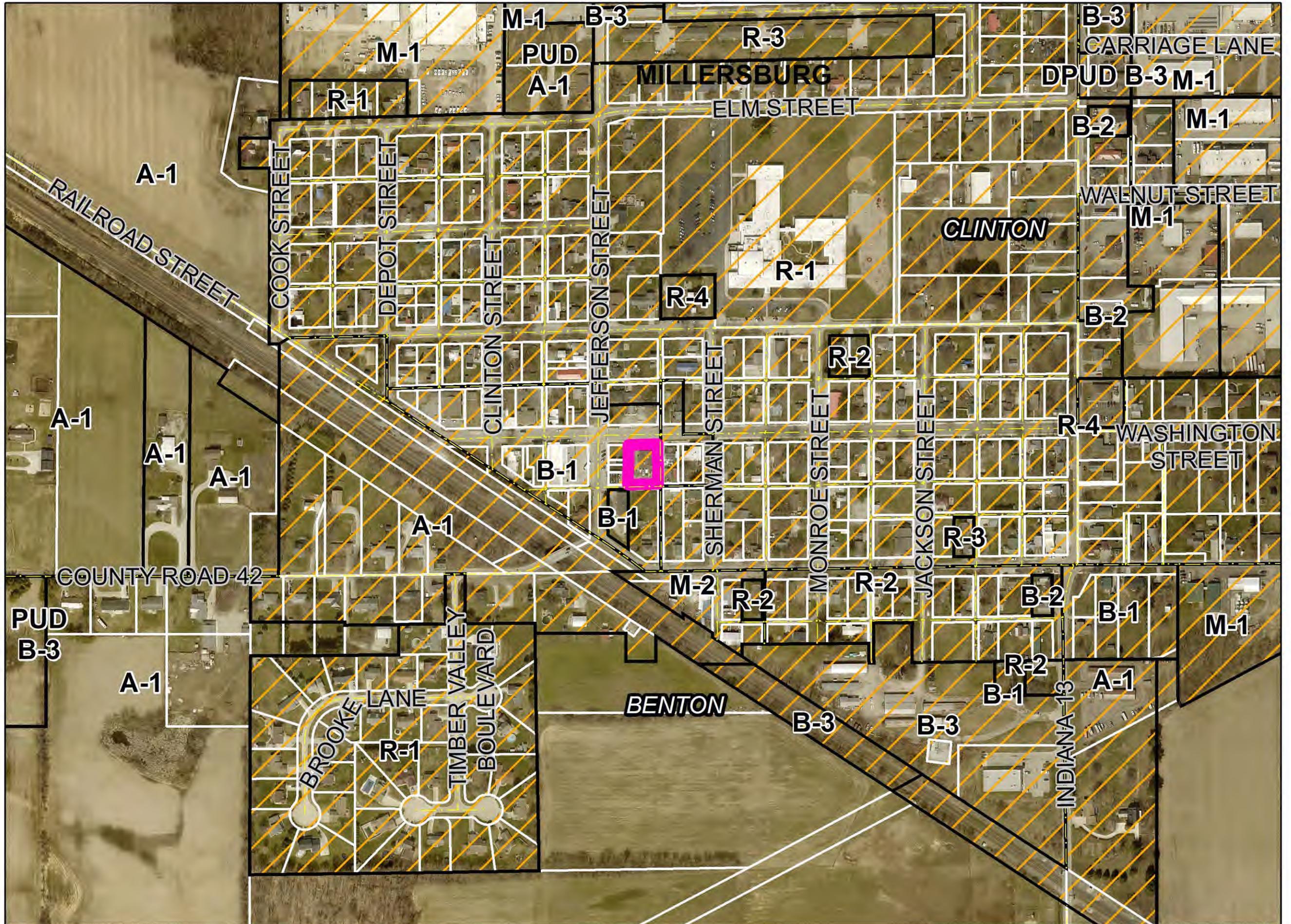
*Hearing Date:* April 16, 2025

Staff recommends **APPROVAL** with the following condition(s) imposed:

1. Variances from the developmental standards of the Development Ordinance are void unless an Improvement Location Permit is issued within 180 calendar days from the date of the grant and construction work completed within 1 year from the date of the issuance of the building permit (where required).
2. The request is approved in accordance with the site plan submitted (dated 3/12/2025) and as represented in the Developmental Variance application.









Subject property



Southwest corner of building



Southeast corner of building



Facing west



Facing east



Facing north

# PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development  
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Developmental Variance - Developmental Variance

DV-0159-2025

Date: 03/12/2025

Meeting Date:

April 16, 2025

Board of Zoning Appeals Public Hearing

Transaction #:

DV-0159-2025

Description: for a 14 ft. Developmental Variance (Ordinance requires 25 ft.) to allow for the placement of a canopy over a food truck 11 ft. from the east side property line and a Development Variance for buffering

Contacts: Authorized Agent

Jaguar Buildings

6455 S 500 E

Wolcottville, IN 46795

Land Owner

Judson Schrock

2020 Nathan Lane

Goshen, IN 46528

Site Address:

112 E Washington St  
Millersburg, IN 46543

Parcel Number:

20-12-34-466-005.000-008

Township: Clinton

Location: South Side Of E. Washington Street, 150 Feet East Of Jefferson Street

Subdivision: ORIGINAL PLAT OF THE TOWN OF MILLERSBURC

Lot # 35

Lot Area:

0.29

Frontage:

99.00

Depth:

132.00

Zoning: B-1

NPO List: 04/01/2025

Present Use of Property:

Legal Description:

Comments: Variance 95-4297 for a 20 ft. Variance to construct an addition to existing restaurant. Approved 11-16-95. Variance 20032405 for a 1: ft. Variance to allow addition for an office. Approved 8-20-03.

Applicant Signature:

Department Signature:

Application

Site address: 112 E. WASHINGTON ST., MILLERSBURG, IN. 46543

Parcel number(s): 20-12-34-466-005.000-008

Current property owner

Name: JUDSON SCHROCK

Address: 2020 NATHAN LANE, GOSHEN, IN. 46528

Phone: 260-350-3939 Email: judschrock92@gmail.com

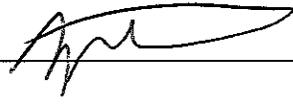
Other party  Agent  Buyer  Land contract purchaser  Lessee

Name: TONY BERSHIRE - JAGUAR BUILDINGS

Address: 6455 S. 500 E. WOLCOTTVILLE, IN. 46795

Phone: 260-336-9693 Email: tony@jagverbuid.com

By signing below, I understand that if my application is approved, there may be conditions that will have to be met before approval is final and building permits can be started. I also understand that the conditions may include a commitment that the property owner is responsible for completing and returning.

Signature of current property owner or authorized agent: 

Staff Use Only

Description: East side buffering 14' setback  
Variance for buffering  
Variance 95-4297 20ft Variance to construct an  
addition to existing restaurant. Approved 11-16-95.  
Variance 20038405 15ft. Variance to allow addition  
for an office. Approved 8-20-03.

Parcel creation date: \_\_\_\_\_

Subdivision required?  Y  N If yes,  AS  Minor  Major

Residential accessory breakdown, if applicable: \_\_\_\_\_

Location: N  S E W corner  side end of E. Washington St.  
150 ft. N S  E W of Jefferson St.  
in Clinton Township

Frontage: 99 Depth: 132 Area: .293 acres

Subdivision and lot number, if applicable: Millersburg - Lot 35

Present use: Restaurant

Developmental Variance — Questionnaire

Name: Judson Schrock

1) Tell us what you want to do. park trucks under roof

2) Tell us why you can't change what you're doing so you don't need a variance. size of lot

3) Tell us why the variance won't hurt your neighbors or the community. WILL IMPROVE OVERALL AREA WITH GETTING TRUCKS ORGANIZED UNDER CANOPY

4) Does the property need well and septic? Well:  Y  N Septic:  Y  N  
Does the property need a new septic system?  Y  N  
If a new septic system is needed, did the Health Department say there's enough space for it?  Y  N NIA

5) Does the application include variances to allow for buildings or additions?  Y  N If yes, fill out below.  
**Building or addition 1** Size and height to the peak: \_\_\_\_\_  
Tell us what you'll use it for. \_\_\_\_\_  
**Building or addition 2** Size and height to the peak: \_\_\_\_\_  
Tell us what you'll use it for. \_\_\_\_\_  
**Building or addition 3** Size and height to the peak: \_\_\_\_\_  
Tell us what you'll use it for. \_\_\_\_\_

6) Does the application include a variance for a residence on property with no road frontage?  Y  N  
If yes, fill out below. NIA  
Is the easement existing?  Y  N If the easement is existing, is it recorded?  Y  N  
Tell us who owns (will own) the land under the easement. \_\_\_\_\_  
Tell us how many parcels will use the easement. \_\_\_\_\_

7) Does the application include variances for signs?  Y  N If yes, fill out below.  
**Sign 1** Dimensions (length and width): \_\_\_\_\_  
Existing?  Y  N Double faced?  Y  N  
Electronic message board?  Y  N If no, lighted?  Y  N  
Freestanding?  Y  N Wall mounted?  Y  N  
**Sign 2** Dimensions (length and width): \_\_\_\_\_  
Existing?  Y  N Double faced?  Y  N  
Electronic message board?  Y  N If no, lighted?  Y  N  
Freestanding?  Y  N Wall mounted?  Y  N  
**Sign 3** Dimensions (length and width): \_\_\_\_\_  
Existing?  Y  N Double faced?  Y  N  
Electronic message board?  Y  N If no, lighted?  Y  N  
Freestanding?  Y  N Wall mounted?  Y  N

8) Does the application include a variance for parking spaces?  Y  N  
If yes, tell us how many total there will be. \_\_\_\_\_

9) Tell us anything else you want us to know. THIS VARIANCE IS FOR SETBACKS



# *Hearing Officer Staff Report*

*Prepared by the Department of Planning and Development*

*Hearing Date:* April 16, 2025

*Transaction Number:* DV-0169-2025.

*Parcel Number(s):* 20-02-09-352-032.000-026.

*Existing Zoning:* R-2.

*Petition:* For a 25 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an existing residence and construction of an attached garage 25 ft. from the centerline of the right-of-way and for a 3 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an existing residence and construction of an addition 2 ft. from the east side property line.

*Petitioner:* Byron P. Moore & Aimee S. Moore, Husband & Wife.

*Location:* South side of North Shore Dr., 1,430 ft. east of Bell Ave, east of SR 19, in Osolo Township.

## *Site Description:*

- Physical Improvement(s) – Residence, attached garage.
- Proposed Improvement(s) – Residential and garage additions.
- Existing Land Use – Residential.
- Surrounding Land Use – Residential.

## *History and General Notes:*

- None.

## *Staff Analysis:*

Staff finds that:

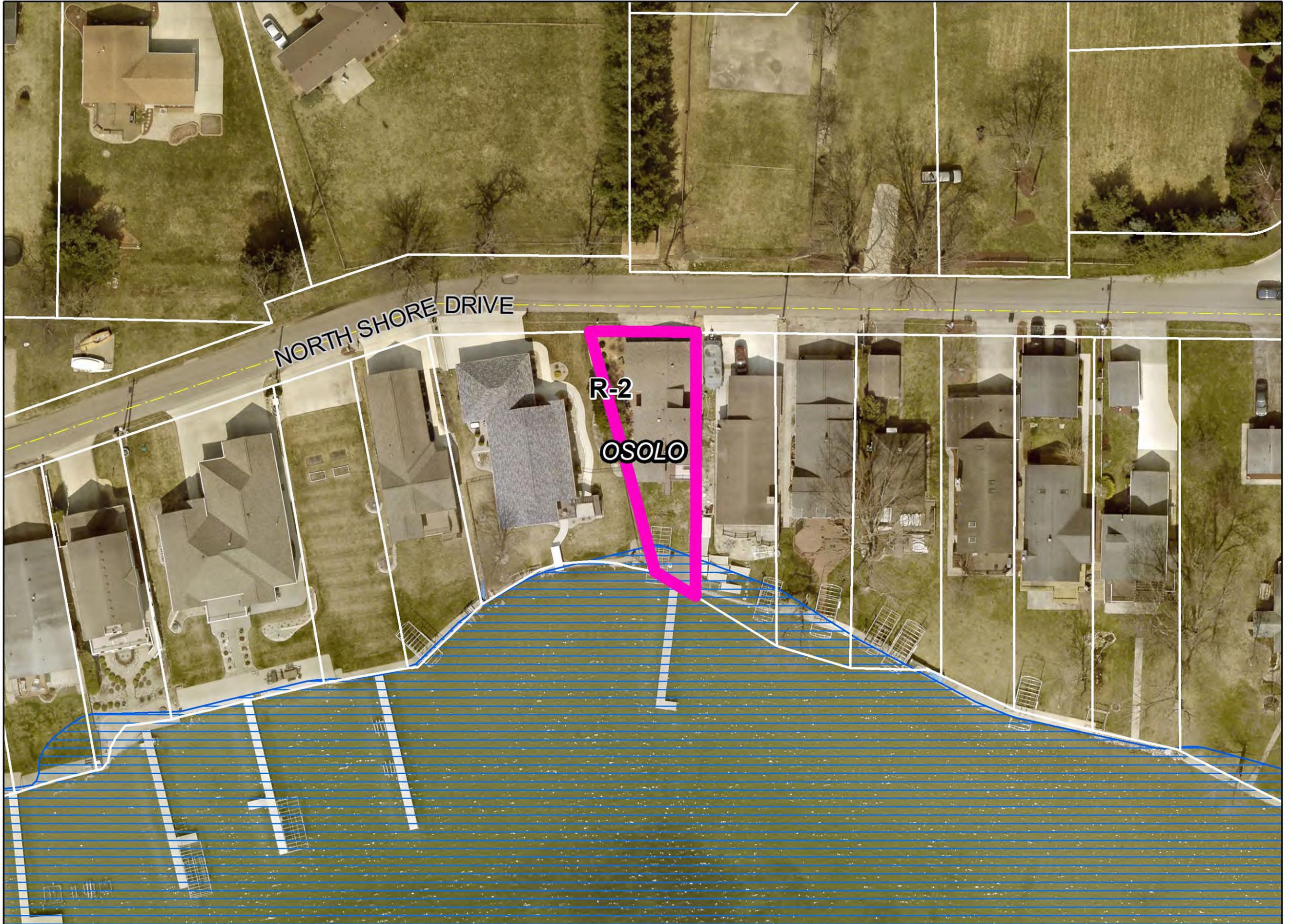
1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. The surrounding residential density and the proposed construction do not affect sight distance or other public safety or welfare criteria.
2. Approval of the request will not cause substantial adverse effect on neighboring property. Most neighboring properties on this portion of North Shore Dr. contain front setback encroachments. This is a 0.1-acre property in a dense lake neighborhood, and the lot will remain residential in character.
3. Strict application of the terms of the Development Ordinance would result in an unnecessary hardship in the use of the property. The additions do not go beyond existing building lines, and strict application would prevent a project that matches and does not exceed the scale of the neighborhood.

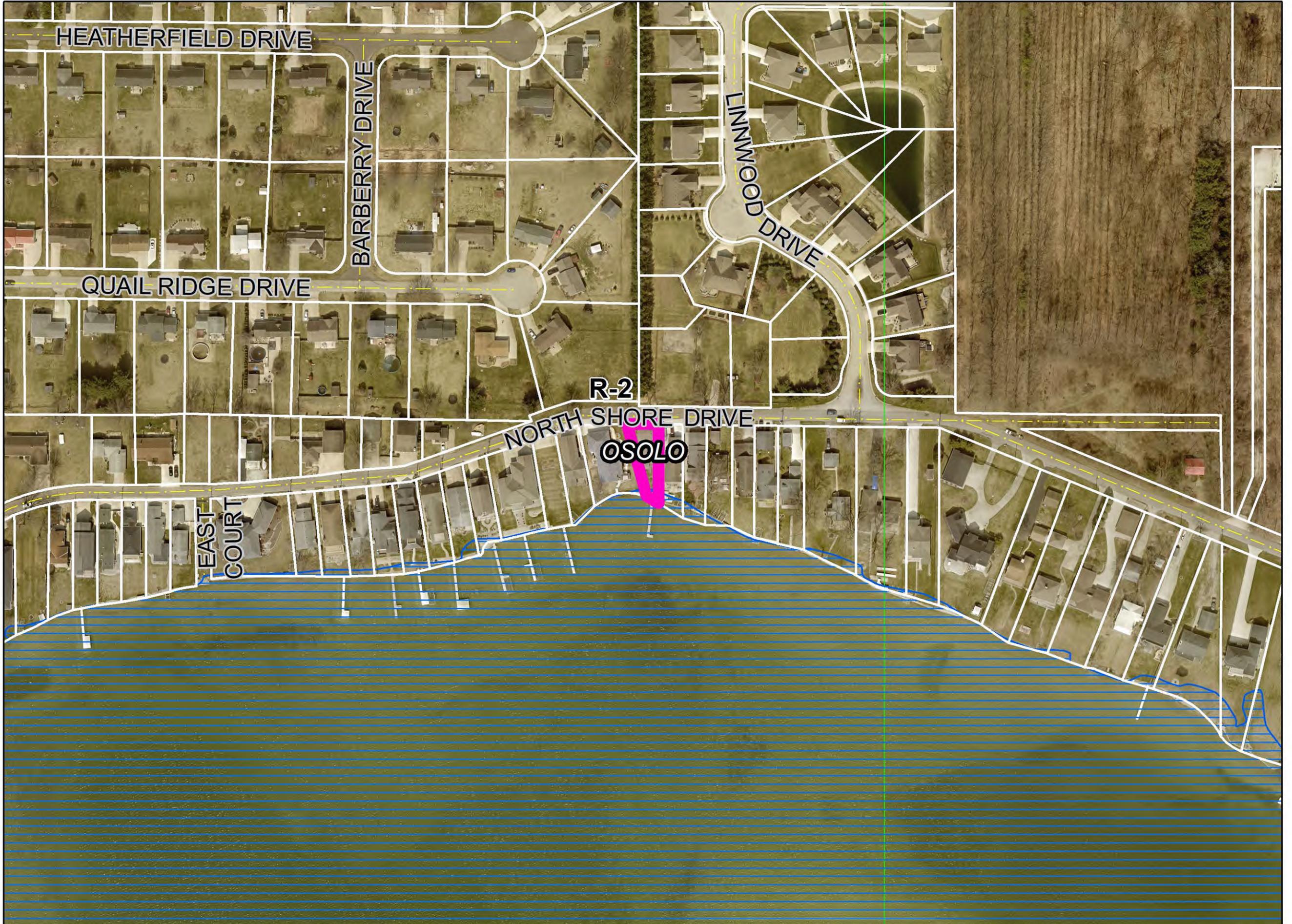
# *Hearing Officer Staff Report (Continued)*

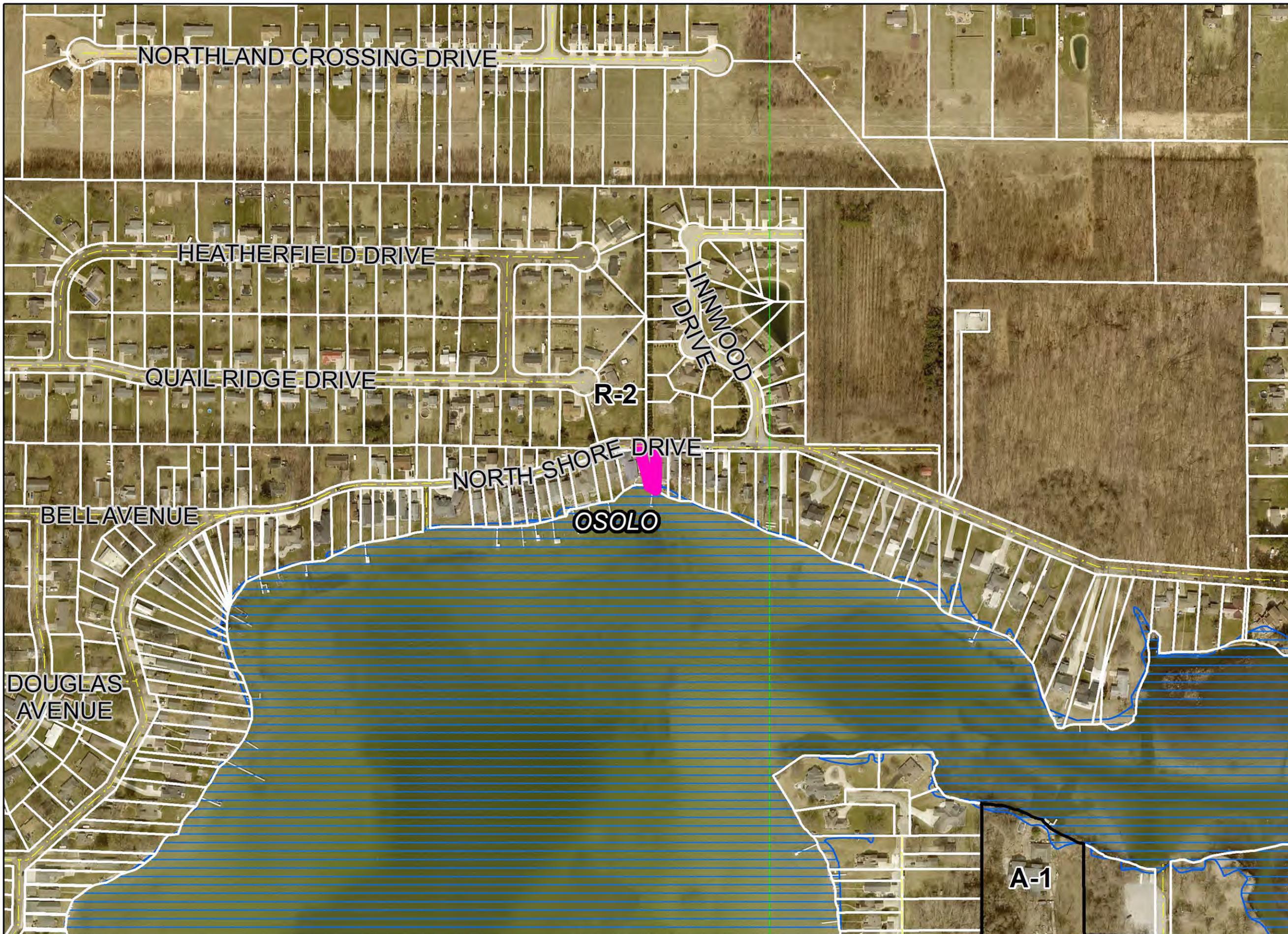
*Hearing Date:* April 16, 2025

Staff recommends **APPROVAL** with the following condition(s) imposed:

1. Variances from the developmental standards of the Development Ordinance are void unless an Improvement Location Permit is issued within 180 calendar days from the date of the grant and construction work completed within 1 year from the date of the issuance of the building permit (where required).
2. The request is approved in accordance with the site plan submitted (dated 3/17/2025) and as represented in the Developmental Variance application.









**Subject property**



East side of home



Facing west



Facing east



Facing north

# PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development  
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Developmental Variance - Developmental Variance

DV-0169-2025

Date: 03/17/2025 Meeting Date: April 16, 2025  
Board of Zoning Appeals Public Hearing Transaction #: DV-0169-2025

Description: for a 25 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the existing residence and construction of an attached garage 25 ft. from the centerline of the right-of-way & for a 3 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an existing residence and construction of an addition 2 ft. from the east side property line

| <u>Applicant</u>  | <u>Authorized Agent</u>   | <u>Land Owner</u>   |
|---|---|---|
| Luxe Homes In<br>13841 Lexington Circle N.<br>Granger, IN 46530 | Luxe Homes In<br>13841 Lexington Circle N.<br>Granger, IN 46530 | Bryon P. & Aimee S. Moore<br>H&W<br>53132 Prestwick Ct<br>Granger, IN 46530 |

Site Address: 25856 N Shore Dr  
Elkhart, IN 46514

Parcel Number: 20-02-09-352-032.000-026

Township: Osolo  
Location: SOUTHSIDE OF NORTH SHORE DRIVE, 1430 FT. EAST OF BELL AVENUE, EAST OF SR 19

Subdivision: THOMPSON SUB, THOMPSON'S SUNSET VIEW Lot # 31, PART OF LOT 1

Lot Area: 0.08 Frontage: 52.00 Depth: 123.00

Zoning: R-2 NPO List: 04/02/2025

Present Use of Property: RESIDENTIAL

Legal Description:

Comments:

Applicant Signature:

Department Signature:

**Application**

Site address: 25856 NORTH SHORE DR

Parcel number(s): 02-09-352-032-026

**Current property owner**

Name: BYRON & AIMEE MOORE

Address: 53132 PRESWICK CT. GRANLER, IN 46530

Phone: RUAIMEE@YAHOO.COM

Email: 812-306-1899

**Other party**     Agent     Buyer     Land contract purchaser     Lessee

Name: JASON ROTH

Address: 13841 LEXINGTON CIRCLE N. GRANLER, IN 46530

Phone: 574-215-8479

Email: JASRW@LUXEHOMES.IN.COM

By signing below, I understand that if my application is approved, there may be conditions that will have to be met before approval is final and building permits can be started. I also understand that the conditions may include a commitment that the property owner is responsible for completing and returning.

**Signature of current property owner or authorized agent:**



**Staff Use Only**

**Description:** for a 25 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an existing residence and ~~add~~ construction of an attached garage 25 ft. from the centerline of the right-of-way, and for a 3 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an existing residence and construction of addition 2 ft. from the east side property line

**Parcel creation date:** \_\_\_\_\_

**Subdivision required?**     Y     N    If yes,     AS     Minor     Major

**Residential accessory breakdown, if applicable:** \_\_\_\_\_

**Location:** N S E W corner side end of \_\_\_\_\_ ,  
\_\_\_\_\_ ft. N S E W of \_\_\_\_\_ ,  
in \_\_\_\_\_ Township

**Frontage:** \_\_\_\_\_ **Depth:** \_\_\_\_\_ **Area:** \_\_\_\_\_ acres

**Subdivision and lot number, if applicable:** \_\_\_\_\_

**Present use:** \_\_\_\_\_

Developmental Variance — Questionnaire

Name: Byron + Aimee Moore

1) Tell us what you want to do. TURN EXISTING ATTACHED GARAGE INTO 3<sup>RD</sup> STALL GARAGE, ADD 2<sup>ND</sup> STORY LIVING SPACE ABOVE GARAGE THRU SIDE ALIWE INTO LAUNDRY ROOM, TURN SUNROOM INTO LIVING SPACE

2) Tell us why you can't change what you're doing so you don't need a variance. THE SPACE IS VERY LIMITED

3) Tell us why the variance won't hurt your neighbors or the community. WE ARE NOT EXTENDING FURTHER PAST EXISTING HOUSE FOOTPRINT

4) Does the property need well and septic? Well:  Y  N Septic:  Y  N  
Does the property need a new septic system?  Y  N REMOVE SEPTIC TEE GRINDER PUMP INTO LENSEVALY  
If a new septic system is needed, did the Health Department say there's enough space for it?  Y  N

5) Does the application include variances to allow for buildings or additions?  Y  N If yes, fill out below.

**Building or addition 1** Size and height to the peak: ~ 26' 4/12 PITCH  
Tell us what you'll use it for. 2<sup>ND</sup> FLOOR LIVING SPACE

**Building or addition 2** Size and height to the peak: \_\_\_\_\_  
Tell us what you'll use it for. \_\_\_\_\_

**Building or addition 3** Size and height to the peak: \_\_\_\_\_  
Tell us what you'll use it for. \_\_\_\_\_

6) Does the application include a variance for a residence on property with no road frontage?  Y  N  
If yes, fill out below.

Is the easement existing?  Y  N If the easement is existing, is it recorded?  Y  N  
Tell us who owns (will own) the land under the easement. \_\_\_\_\_  
Tell us how many parcels will use the easement. \_\_\_\_\_

7) Does the application include variances for signs?  Y  N If yes, fill out below.

**Sign 1** Dimensions (length and width): \_\_\_\_\_  
Existing?  Y  N Double faced?  Y  N  
Electronic message board?  Y  N If no, lighted?  Y  N  
Freestanding?  Y  N Wall mounted?  Y  N

**Sign 2** Dimensions (length and width): \_\_\_\_\_  
Existing?  Y  N Double faced?  Y  N  
Electronic message board?  Y  N If no, lighted?  Y  N  
Freestanding?  Y  N Wall mounted?  Y  N

**Sign 3** Dimensions (length and width): \_\_\_\_\_  
Existing?  Y  N Double faced?  Y  N  
Electronic message board?  Y  N If no, lighted?  Y  N  
Freestanding?  Y  N Wall mounted?  Y  N

8) Does the application include a variance for parking spaces?  Y  N  
If yes, tell us how many total there will be. \_\_\_\_\_

9) Tell us anything else you want us to know. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# ***Hearing Officer Staff Report***

*Prepared by the Department of Planning and Development*

***Hearing Date:*** April 16, 2025

***Transaction Number:*** DV-0170-2025.

***Parcel Number(s):*** 20-01-34-303-017.000-005 & 20-01-34-303-021.000-005.

***Existing Zoning:*** A-1.

***Petition:*** For a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.

***Petitioner:*** Michael L. Strausborger & Patricia A. Strausborger, or their successor, as Trustees of the Michael L. Strausborger & Patricia A. Strausborger Revocable Living Trust.

***Location:*** East side of Andy Dr., 375 ft. south of Charla Ln., east of Ash Rd., in Cleveland Township.

***Site Description:***

- Physical Improvement(s) – Residence, detached accessory structures.
- Proposed Improvement(s) – Detached accessory structure.
- Existing Land Use – Residential.
- Surrounding Land Use – Residential, agricultural.

***History and General Notes:***

- None.

***Staff Analysis:***

Staff finds that:

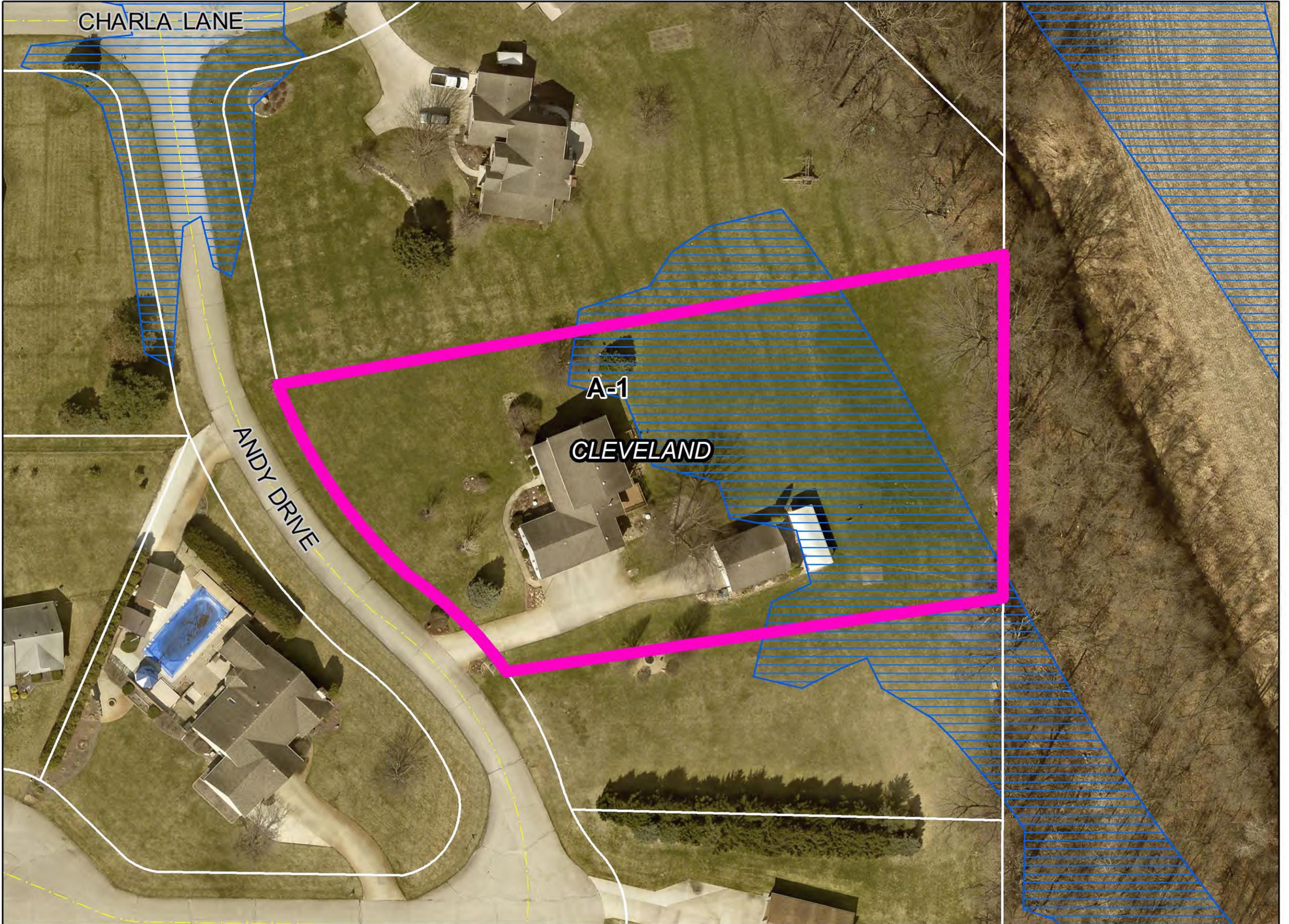
1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. This request is 1,762 sq. ft., or 74%, over what is allowed, and all other development standards will be met.
2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 1.66-acre parcel in a medium-density residential area and the property will remain residential in character. This size of structure is in character with what is found on large neighborhood lots.
3. Strict application of the terms of the Development Ordinance would result in an unnecessary hardship in the use of the property. Without the benefit of the variance, the proposed structure could not be constructed.

# *Hearing Officer Staff Report (Continued)*

*Hearing Date:* April 16, 2025

Staff recommends **APPROVAL** with the following condition(s) imposed:

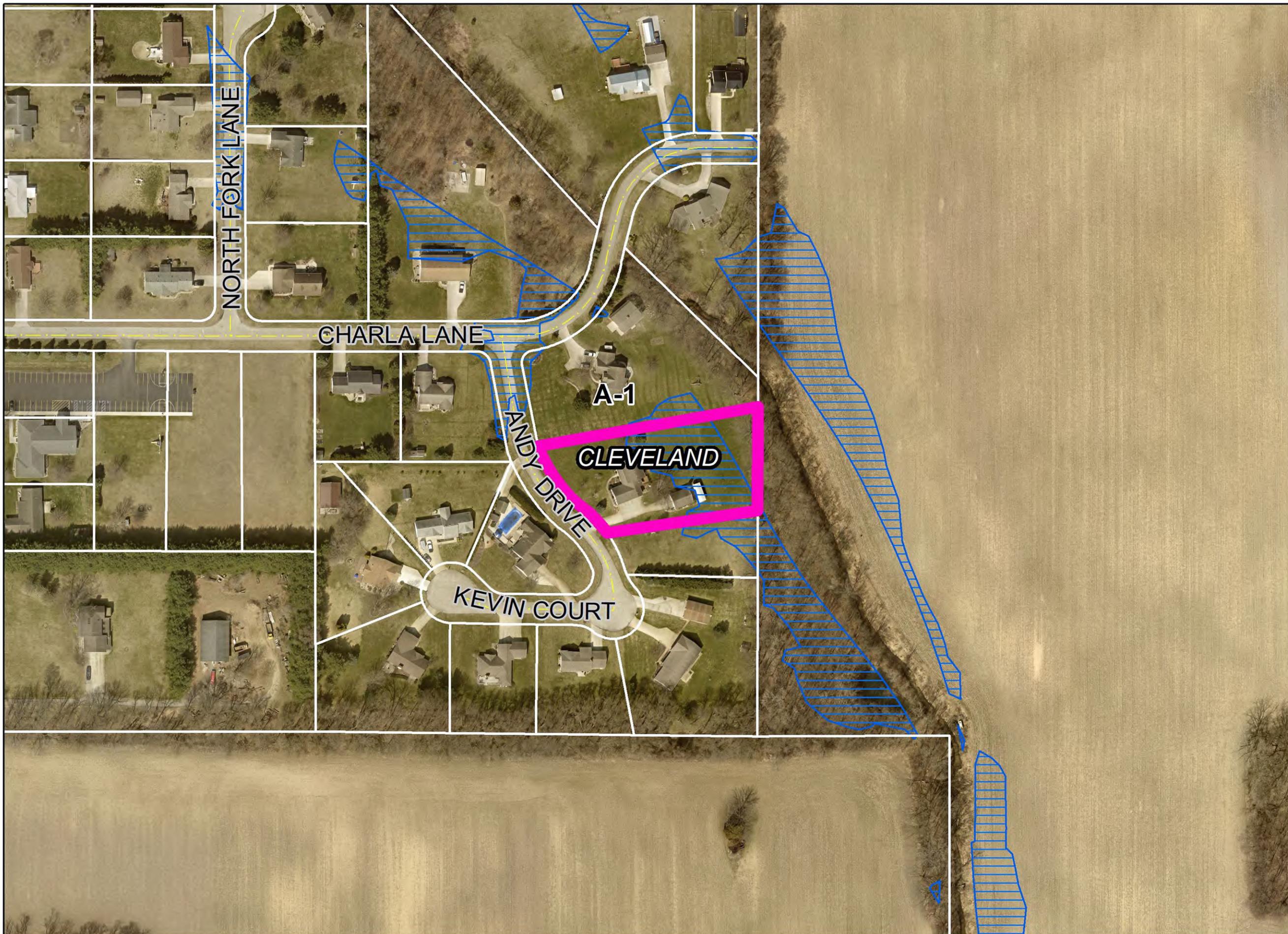
1. Variances from the developmental standards of the Development Ordinance are void unless a subdivision plat is recorded within 180 calendar days from the date of the grant.
2. The request is approved in accordance with the site plan submitted (dated 3/17/2025) and as represented in the Developmental Variance application.
3. A replat is required.

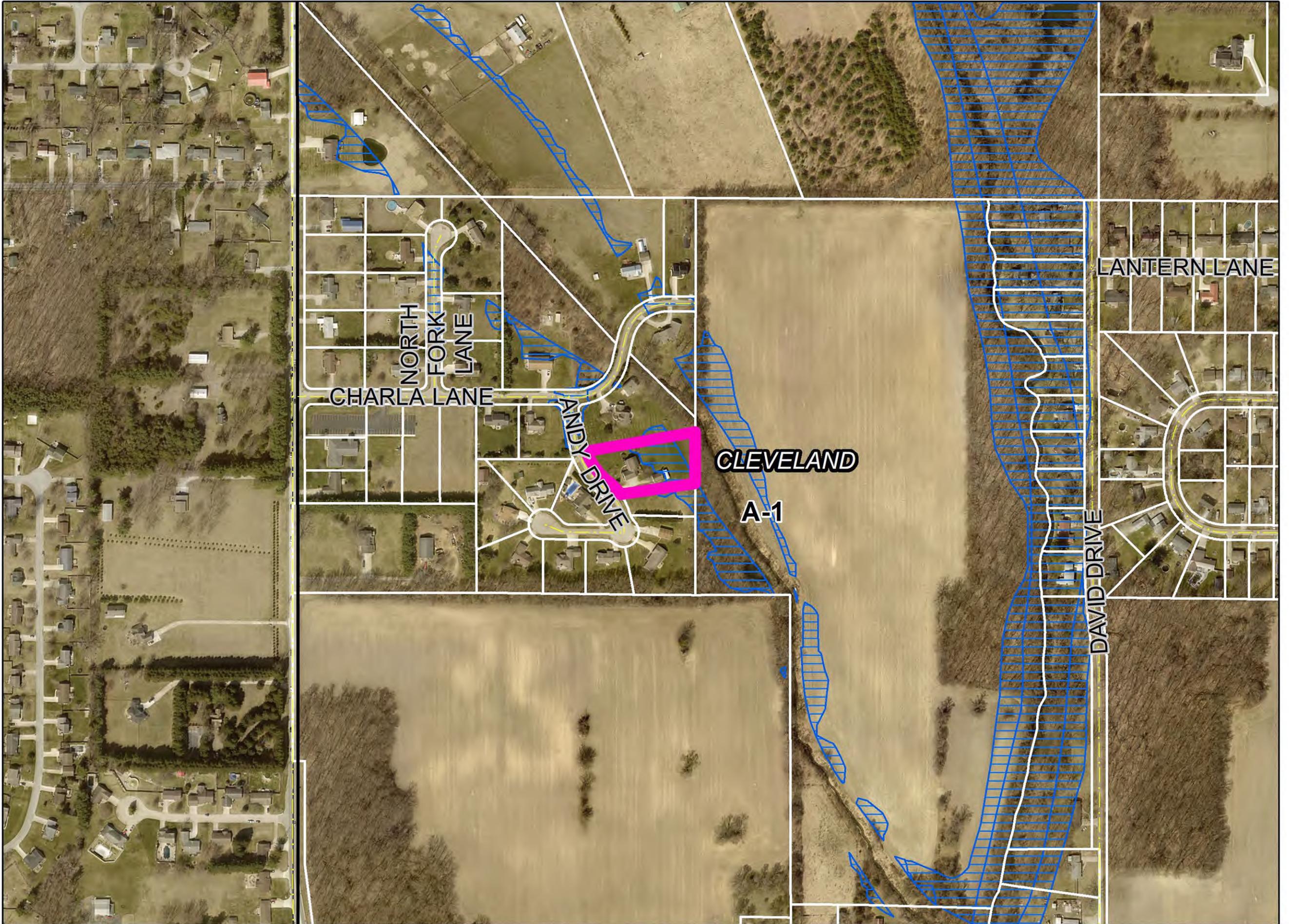


CHARLA LANE

ANDY DRIVE

A-1  
CLEVELAND







**Subject property**



**Subject property, proposed structure location**



Facing west



Facing east



Facing south

# PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development  
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Developmental Variance - Developmental Variance

DV-0170-2025

Date: 03/17/2025

Meeting Date:

April 16, 2025

Board of Zoning Appeals Public Hearing

Transaction #:

DV-0170-2025

Description: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.

Contacts: Applicant

Land Owner

Michael L. Strausborger &

Michael L. Strausborger &

Patricia A. Strausborger, A Rev

Patricia A. Strausborger, A Rev

Lv Trust

Lv Trust

30801 Andy Dr.

30801 Andy Dr.

Osceola, IN 46561

Osceola, IN 46561

Site Address: 30801 Andy Dr  
Osceola, IN 46561

Parcel Number: 20-01-34-303-017.000-005

Township: Cleveland

Location: EAST SIDE OF ANDY DRIVE, 375 FT. SOUTH OF CHARLA LN, WEST OF ASH RD.

Subdivision: ASH ROAD ESTATES FOURTH

Lot # 23 & 24

Lot Area: 1.66 Frontage: 117.00

Depth: 375.00

Zoning: A-1

NPO List: 04/02/2025

Present Use of Property: RESIDENTIAL AND VACANT LAND

Legal Description:

Comments: RESIDENTIAL DWELLING AREA: 2,660 SQFT X 110 % = 2,926 SQFT. MINUS CAR SHED 360 SQFT., UTILITY SHED 140 SQFT., GARAGE 720 SQFT, ATTACHED GARAGE 1118 SQFT CURRENT PERSONAL STORAGE= 588 SQFT MINUS 36 X 48 = 1,728 SQFT = -1,140 SQFT OF AVAILABLE PERSONAL STORAGE. AW  
BR-1555-2020-ACCESSORY STRUCTURE-COMplete PERMIT. AW  
\*NOTE MAY NEED A REPLAT OF THIS LOT. PER DANNY.

Applicant Signature:

Department Signature:

Application

Site address: ANDY DRIVE, OSCEOLA, IN 46561

Parcel number(s): 20-01-34-303-021,000-005 + 20-01-34-303-017,000-005

Current property owner

Name: MICHAEL L. STRAUSBORGER AND PATRICIA A. STRAUSBORGER

Address: 30801 ANDY DRIVE OSCEOLA, IN 46561

Phone: (574) 536-6606

Email: STRIKEONE58@COMCAST.NET

Other party

- Agent
- Buyer
- Land contract purchaser
- Lessee

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

By signing below, I understand that if my application is approved, there may be conditions that will have to be met before approval is final and building permits can be started. I also understand that the conditions may include a commitment that the property owner is responsible for completing and returning.

Signature of current property owner or authorized agent: Michael L. Strausborger  
Patricia A. Strausborger

Staff Use Only

Description: For a Developmental Variance to allow for the total Sq Ft of accessory structures to exceed that allowed by right.

Parcel creation date: N/A

Subdivision required?  Y  N If yes,  AS  Minor  Major

Residential accessory breakdown, if applicable: SEE ATTACHED SHEET.

Location: N S (E) W corner (side) end of ANDY DRIVE.  
375 ft. N (S) E W of CHARLA LN, WEST OF ASH RD.  
in CLEVELAND Township

Frontage: 117.24 Ft. Depth: 370 Ft. Area: 1.66 acres

Subdivision and lot number, if applicable: ASH ROAD ESTATES FOURTH LOT 23 + 24

Present use: RESIDENTIAL + VACANT LOT.

Developmental Variance — Questionnaire

Name: MICHAEL L. STRAUSBORGER

1) Tell us what you want to do. BUILD A BUILDING FOR STORAGE
HAVE A BUILDING PUT UP TO USE FOR MORE STORAGE ON LOT 303-021

2) Tell us why you can't change what you're doing so you don't need a variance. NEED MORE STORAGE SPACE THAN WHAT'S ALLOWED CURRENTLY

3) Tell us why the variance won't hurt your neighbors or the community. WON'T IMPACT ANY OF MY NEIGHBORS ACCESS TO OR FROM THEIR DRIVEWAYS, WILL NOT HAVE ANY VIEW OBSTRUCTION TO OR FROM THEIR HOMES,

4) Does the property need well and septic? Well: [ ] Y [x] N Septic: [ ] Y [x] N
Does the property need a new septic system? [ ] Y [x] N
If a new septic system is needed, did the Health Department say there's enough space for it? [ ] Y [ ] N

5) Does the application include variances to allow for buildings or additions? [x] Y [ ] N If yes, fill out below.

Building or addition 1 Size and height to the peak: 36' x 48' x 22'
Tell us what you'll use it for. STORAGE

Building or addition 2 Size and height to the peak:
Tell us what you'll use it for.

Building or addition 3 Size and height to the peak:
Tell us what you'll use it for.

6) Does the application include a variance for a residence on property with no road frontage? [ ] Y [x] N
If yes, fill out below.

Is the easement existing? [ ] Y [ ] N If the easement is existing, is it recorded? [ ] Y [ ] N

Tell us who owns (will own) the land under the easement.

Tell us how many parcels will use the easement.

7) Does the application include variances for signs? [ ] Y [x] N If yes, fill out below.

Sign 1 Dimensions (length and width):

Existing? [ ] Y [ ] N Double faced? [ ] Y [ ] N

Electronic message board? [ ] Y [ ] N If no, lighted? [ ] Y [ ] N

Freestanding? [ ] Y [ ] N Wall mounted? [ ] Y [ ] N

Sign 2 Dimensions (length and width):

Existing? [ ] Y [ ] N Double faced? [ ] Y [ ] N

Electronic message board? [ ] Y [ ] N If no, lighted? [ ] Y [ ] N

Freestanding? [ ] Y [ ] N Wall mounted? [ ] Y [ ] N

Sign 3 Dimensions (length and width):

Existing? [ ] Y [ ] N Double faced? [ ] Y [ ] N

Electronic message board? [ ] Y [ ] N If no, lighted? [ ] Y [ ] N

Freestanding? [ ] Y [ ] N Wall mounted? [ ] Y [ ] N

8) Does the application include a variance for parking spaces? [ ] Y [x] N

If yes, tell us how many total there will be.

9) Tell us anything else you want us to know. WHEN MY VARIANCE IS APPROVED FOR THE SIZE I'M REQUESTING, IF I DECIDE TO DOWNSIZE THE BUILDING IS THERE ANYTHING I NEED TO DO OR GET APPROVAL FOR.



# *Hearing Officer Staff Report*

*Prepared by the Department of Planning and Development*

*Hearing Date:* April 16, 2025

*Transaction Number:* SUP-0132-2025.

*Parcel Number(s):* 20-06-22-428-006.000-009.

*Existing Zoning:* R-2.

*Petition:* For a Special Use for a mobile home and for a Developmental Variance to allow for the placement of a mobile home within 300 ft. of a residence.

*Petitioner:* David Rodriguez Campos & Alicia Martinez Cambron, Husband & Wife.

*Location:* South side of Florence Ave., 625 ft. east of CR 45, in Concord Township.

## *Site Description:*

- Physical Improvement(s) – Vacant.
- Proposed Improvement(s) – Mobile home.
- Existing Land Use – Residential.
- Surrounding Land Use – Residential.

## *History and General Notes:*

- **February 12, 2024** – A complaint was received for people living in a trailer (CODE-0071-2024). The complaint was dismissed on June 11, 2024.

## *Staff Analysis:*

*For a Special Use for a mobile home, staff finds that:*

1. The Special Use will be consistent with the spirit, purpose, and intent of the Development Ordinance. A mobile home is allowed in the R-2 zoning district by Special Use.
2. The Special Use will not cause substantial and permanent injury to the appropriate use of neighboring property. This is a 0.41-acre parcel in an medium-density residential area and the property will remain residential in character.
3. The Special Use will substantially serve the public convenience and welfare by providing an affordable living option.

# *Hearing Officer Staff Report (Continued)*

*Hearing Date:* April 16, 2025

Staff recommends **APPROVAL** with the following condition(s) imposed:

1. The request is approved subject to Staff renewal every three (3) years and with a one (1) year review to verify compliance with the following:
  - a. The mobile home shall be adequately stabilized and skirted and have tie-downs installed.
  - b. The water supply and sewage disposal system shall be installed in accordance with County Health Department specifications.
  - c. Adequate provisions for storage shall be provided at all times to eliminate exterior storage of personal property, tools, and vehicles, except licensed motor vehicles.
  - d. At all times, the premises shall be kept free of abandoned junk vehicles and parts thereof as described by Indiana State Law.
2. The request is approved in accordance with the site plan submitted (dated 3/4/2025) and as represented in the Special Use application.

*For a Developmental Variance to allow for the placement of a mobile home within 300 ft. of a residence, staff finds that:*

1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. There are other mobile homes in the neighborhood.
2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 0.41-acre parcel in a medium-density residential neighborhood and the property will remain residential in character.
3. Strict application of the terms of the Development Ordinance would result in an unnecessary hardship in the use of the property. Without the benefit of the variance, the mobile home could not be placed on this property.

Staff recommends **APPROVAL** with the following condition(s) imposed:

1. A variance from the developmental standards of the Development Ordinance is void unless an Improvement Location Permit is issued within 180 calendar days from the date of the grant and construction work completed within 1 year from the date of the issuance of the building permit (where required).
2. The request is approved in accordance with the site plan submitted (dated 3/4/2025) and as represented in the Developmental Variance application.



FLORENCE AVENUE

R-2

CONCORD

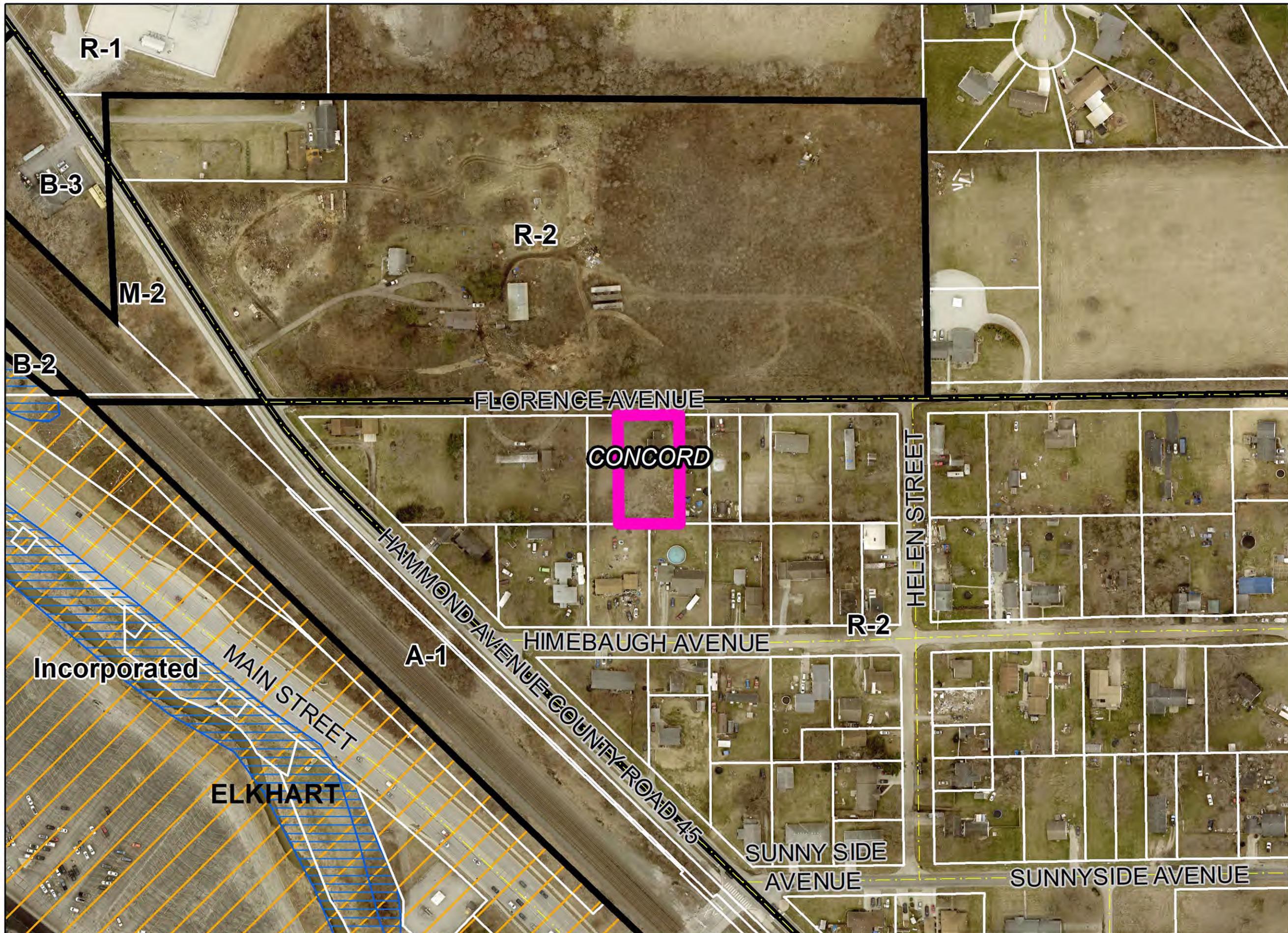
R-2

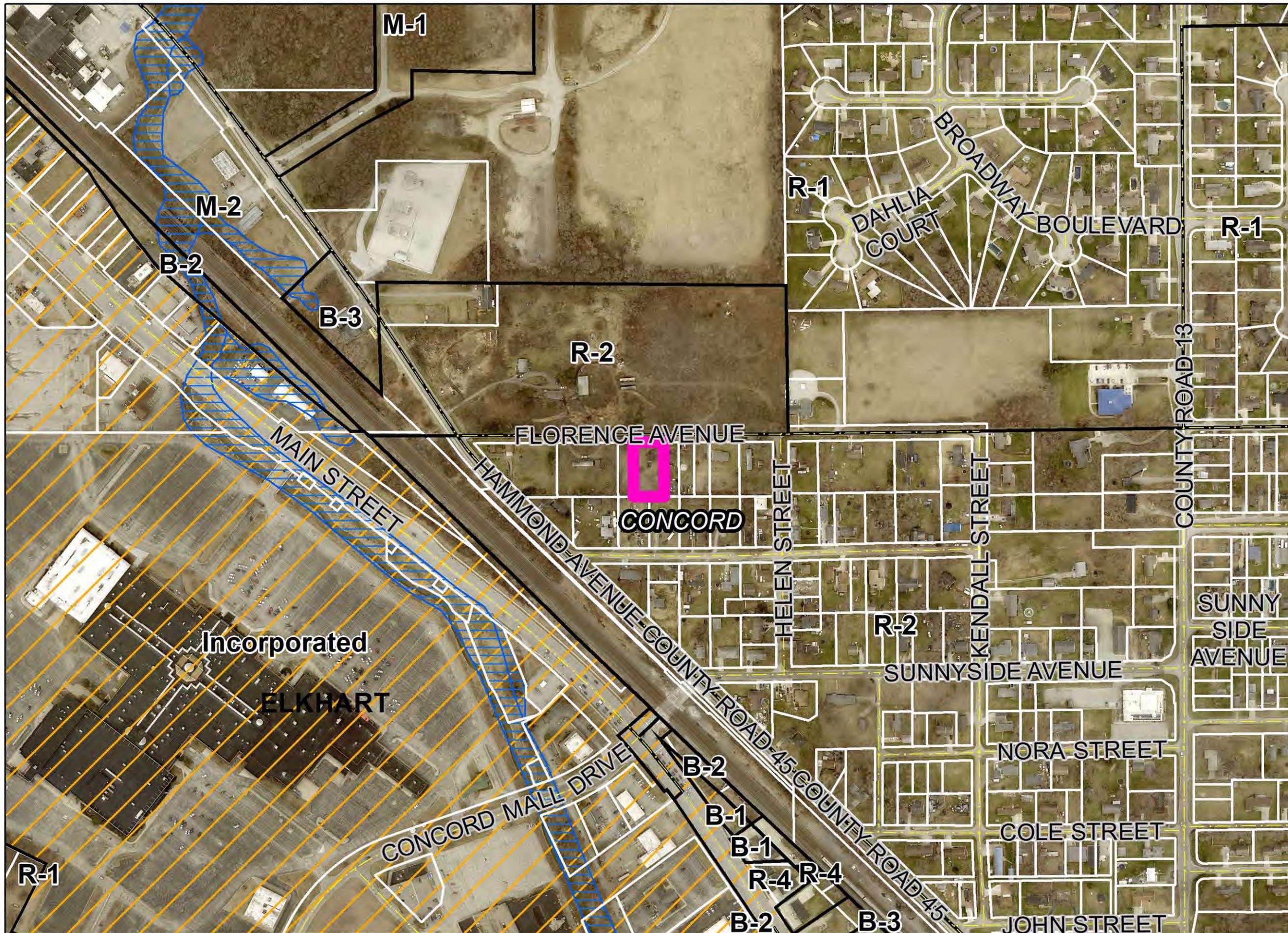
A-1

2021 Aerials

1 inch = 60 feet









Subject property



Facing east



Facing west



Facing north

# PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development  
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Special Use - Mobile Home

SUP-0132-2025

Date: 03/04/2025

Meeting Date:

April 16, 2025

Board of Zoning Appeals Public Hearing

Transaction #:

SUP-0132-2025

Description: for a Special Use for an existing mobile home and for a Developmental Variance to allow for the placement of a mobile home within 300 ft. of a residence

Contacts: Applicant

David Rodriguez & Alicia  
Martinez Cambron Campos,  
Husband And Wife  
1201 County Road 15  
Elkhart, IN 46516

Land Owner

David Rodriguez & Alicia  
Martinez Cambron Campos,  
Husband And Wife  
1201 County Road 15  
Elkhart, IN 46516

Site Address: 24116 Florence Ave  
Elkhart, IN 46516

Parcel Number: 20-06-22-428-006.000-009

Township: Concord

Location: SOUTH SIDE OF FLORENCE AVE, 625 FT. EAST OF CR 45

Subdivision: SUNNYSIDE SD

Lot # 4 & 5

Lot Area: 0.41 Frontage: 100.00

Depth: 179.00

Zoning: R-2

NPO List: 04/02/2025

Present Use of Property: VACANT

Legal Description:

Comments: PREVIOUS RESIDENCE WAS DEMO'ED ON #BR-1509-2023 (COMPLETED)

Applicant Signature:

Department Signature:

Meeting held at  
County  
Administration Bldg.  
117 N. 2nd St.  
Goshen, IN 46526  
Meeting rooms  
104, 106 & 108

Application

Site address: 24116 FLORENCE AVE, ELKHART IN 46516

Parcel number(s): 20-06-22-428-006

Current property owner

Name: DAVID RODRIGUEZ CAMPOS / AUCIA MARTINEZ CAMBRON

Address: 1201 C.R. 15 LOT 8 ELKHART IN 46516

Phone: (574) 320-6744

Email: david.alanchis@hotmail.com

Other party

Agent  Buyer  Land contract purchaser  Lessee

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

By signing below, I understand that if my application is approved, there may be conditions that will have to be met before approval is final and building permits can be started. I also understand that the conditions may include a commitment that the property owner is responsible for completing and returning.

Signature of current property owner or authorized agent: David

Staff Use Only

Description: \_\_\_\_\_

Parcel creation date: \_\_\_\_\_

Subdivision required?  Y  N If yes,  AS  Minor  Major

Residential accessory breakdown, if applicable: \_\_\_\_\_

Location: N S E W corner side end of \_\_\_\_\_

\_\_\_\_\_ ft. N S E W of \_\_\_\_\_

in Concord Township

Frontage: 100 Depth: 179 Area: .414 acres

Subdivision and lot number, if applicable: Sunnyside SD Lot 4

Present use: Vacant

Special Use for a Mobile Home — Questionnaire

Name: DAVID RODRIGUEZ CAMPOS / ALICIA MARTINEZ CAMBROW

- 1) Is there an existing main residence already on the property?  Y  N

If yes, tell us who will live in the existing main residence. \_\_\_\_\_  
\_\_\_\_\_

- 2) Tell us who will live in the mobile home. Me, plus my wife and two kids

- 3) Is the mobile home needed because of a hardship like poor health, age, or an emergency?  Y  N

If yes, tell us about it. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- 4) Tell us why the mobile home won't hurt your neighbors or the community. The mobile home won't hurt the neighbors or community because we are respectful and good contributors to the community.

- 5) Does the mobile home need its own well and septic? Well:  Y  N Septic:  Y  N

Does the mobile home need a new septic system?  Y  N

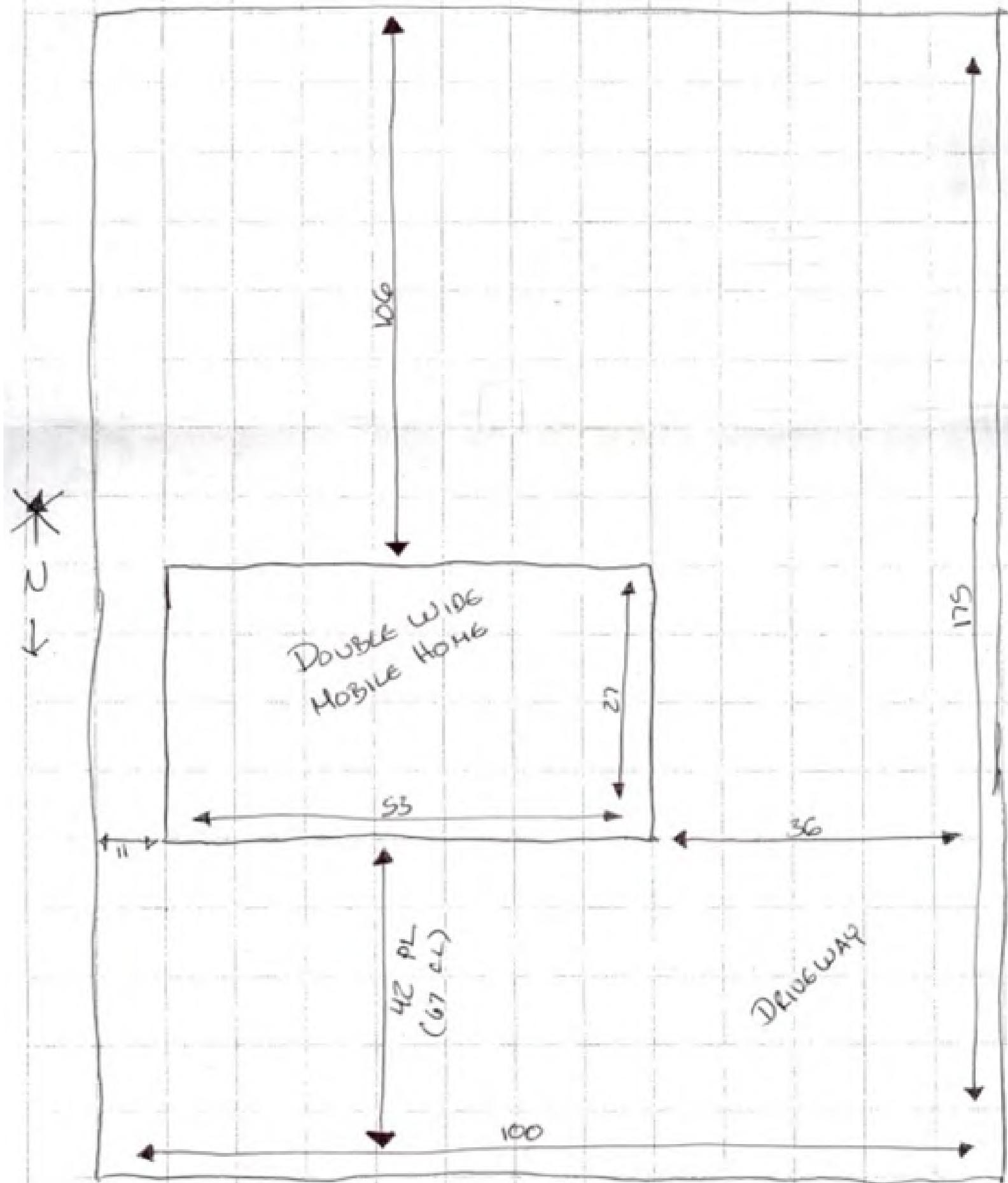
If yes, did the Health Department say there's enough space for it?  Y  N

- 6) Tell us the size of the mobile home. The size of the mobile home is 1485 sq ft

55 ft x 27 ft

- 7) Tell us the year of the mobile home. The year of the mobile home is 1996

- 8) Tell us anything else you want us to know. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



DOUBLE WIDE  
MOBILE HOME

DRIVEWAY

FLORENCE AVE.