

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

FEBRUARY 20, 2025
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 16th day of January 2025.

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

SPECIAL USE

9:00 A.M. (HESSER)

- A. Petitioner: **Tri-County Land Trustee Corporation (Land Contract Holder) (Page 8)**
& Dean J. Troyer & Edna M. Troyer, Husband & Wife
(Land Contract Purchasers)
- Petition: for a Special Use for a home workshop/business for a fuel storage and delivery business.
- Location: North side of CR 50, 675 ft. West of US 33, common address of 12383 CR 50 in Benton Township, zoned A-1. SUP-0015-2025

SPECIAL USES/DEVELOPMENTAL VARIANCES

- B. Petitioner: **Merle D. Hostetler & Barbara E. Hostetler, Husband & Wife (Page 9)**
- 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 25 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing residence 50 ft. from the centerline of the right-of-way.
- Location: West side of CR 9, 880 ft. South of CR 52, common address of 71687 CR 9 in Union Township, zoned A-1. SUP-0021-2025
- C. Petitioner: **Victor H. Juarez (Page 10)**
- Petition: for a Special Use for a home workshop/business for a tire shop and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
- Location: North side of CR 18, 2,350 ft. West of CR 17, common address of 22407 CR 18 in Concord Township, zoned A-1. SUP-0908-2024

- D. Petitioner: ***AMF Trustee Corporation (Land Contract Holder)*** (Page 11)
& Kevin Hershberger (Land Contract Purchaser)
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 20 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for an existing residence 100 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 US 6, 1,000 ft. West of CR 9, common address of 26190 US 6 in Union Township, zoned R-1. SUP-0027-2025

USE VARIANCE

- E. Petitioner: ***Gripdog Enterprises LLC*** (Page 12)
Petition: for a Use Variance to allow for the construction of an accessory structure without a residence.
Location: Northwest side of North Shore Dr., 865 ft. East of SR 19, common address of 51245 North Shore Dr. in Osolo Township, zoned R-2. UV-0896-2024

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, February 20, 2025, 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 February 20, 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=mbb02709b73824cc9d67f2b786f288815>