

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

FEBRUARY 19, 2025
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: ***Jesse L. Chupp & Charlene J. Chupp, Husband & Wife*** (Page 1)
Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right and for a 13 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing barn 62 ft. from the centerline of the right-of-way.
Location: West side of CR 31, 775 ft. South of CR 129, common address of 55225 CR 31 in Jefferson Township, zoned A-1. DV-0899-2024
- B. Petitioner: ***Lamar Schlabach & Nancy Schlabach, Husband & Wife*** (Page 2)
Petition: for a Developmental Variance to allow for the construction of a residence on property with no road frontage served by an access easement on proposed parcels 1 & 3.
Location: Southeast end of the easement, 650 ft. South of CR 22, 1,920 ft. Northeast of CR 35, in Middlebury Township, zoned A-1. DV-0016-2025
- C. Petitioner: ***Steve L. Miller*** (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 CR 9, 1,315 ft. South of CR 28, common address of 61256 CR 9 in Harrison Township, zoned A-1. DV-0020-2025

- D. Petitioner: ***Habitat for Humanity of Elkhart County Inc.*** (Page 4)
 Petition: for a 1,803 sq. ft. lot-area Developmental Variance (Ordinance requires 15,000 sq. ft.) to allow for the construction of a residence on proposed lot 1, for a 1,809 sq. ft. lot-area Developmental Variance (Ordinance requires 15,000 sq. ft.) to allow for the construction of a residence on proposed lot 2, for a 1,811 sq. ft. lot-area Developmental Variance (Ordinance requires 15,000 sq. ft.) to allow for the construction of a residence on proposed lot 3, for a 14 ft. lot-width Developmental Variance (Ordinance requires 80 ft.) to allow for the construction of a residence on proposed lot 1, and for a 15 ft. lot-width Developmental Variance (Ordinance requires 80 ft.) to allow for the construction of a residence on proposed lots 2 and 3.
 Location: West side of Hastings St., 470 ft. North of E. Bristol St., in Osolo Township, zoned R-2. DV-0025-2025
- E. Petitioner: ***Ashley Peg Charles & David A. Charles, Wife & Husband (Buyers) & Mark A. Kelich & Larry D. Elsworth (Sellers)*** (Page 5)
 Petition: for a 79 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence.
 Location: South side of Mary Wade Dr., 625 ft. South of Foxtail Dr., West of CR 131, in York Township, zoned A-1. DV-0026-2025
- F. Petitioner: ***Christofer M. Webster & Gina M. Webster, Husband & Wife*** (Page 6)
 Petition: for a 13 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for the construction of an addition to a residence 62 ft. from the centerline of the right-of-way.
 Location: North side of CR 10, 1,855 ft. Southeast of Ash Rd., common address of 30685 CR 10 in Cleveland Township, zoned A-1. DV-0907-2024
- G. Petitioner: ***Weldon C. Yoder & Elnora Yoder, Husband & Wife*** (Page 7)
 Petition: for a 70 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence on proposed lot 1.
 Location: South side of CR 56, 2,250 ft. East of CR 100, in Locke Township, zoned A-1. DV-0913-2024

The Elkhart County Board of Zoning Appeals Hearing Officer is meeting on Wednesday February 19, 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 at **9:00 am** on February 19, 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>