

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

JANUARY 15, 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: **Maxoll Properties, LLC** (Page 1)
Petition: for a Developmental Variance to allow a class 1, type A, buffer that is 4.7 ft. in average width, with 17 arborvitae per 100 ft. & 0 shrubs (Ordinance require a 25 ft. width, with 4 trees per 100 ft. & 24 shrubs per 100 ft.) along the East & South property lines.
Location: South side of W. Lawrence St., 180 ft. East of Wayne St., common address of 305 W. Lawrence St. in Middlebury Township, zoned B-1. DV-0853-2024
- B. Petitioner: **Laura R. Kreger** (Page 2)
Petition: for a 32.5 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the construction of an accessory structure 17.5 ft. from the center line of the right-of-way, and for a 4 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for the construction of an accessory structure 1 ft. from the Southeast property line.
Location: Northeast side of Heaton Vista, 30 ft. South of 3rd St., 745 ft. East of CR 113, common address of 23099 Heaton Vista in Osolo Township, zoned R-2. DV-0869-2024
- C. Petitioner: **Matthew A. Johnson & Priscilla L. Johnson, Husband & Wife** (Page 3)
Petition: for a 40 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence.
Location: West side of CR 19, 3,955 ft. North of CR 142, common address of 00000 CR 19 in Elkhart Township, zoned A-1. DV-0874-2024

- D. Petitioner: **Kevin Dunkin** (Page 4)
 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 lot 3, and for a 20 ft. lot-width Developmental Variance (Ordinance requires 80 ft.) to allow for the construction of a residence on proposed lot 2.
 Location: East side of CR 13, 250 ft. South of CR 16, common address of 57072 CR 13 in Concord Township, zoned R-1. DV-0884-2024
- E. Petitioner: **Ross W. Wenger** (Page 5)
 Petition: for a 4 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for construction of a residence 71 ft. from the centerline of the right-of-way .
 Location: South side of CR 24, 1,470 ft. West of CR 7, common address of 27278 CR 24 in Concord Township, zoned R-1. DV-0885-2024
- F. Petitioner: **Carpenter Family Farm East, LLC** (Page 6)
 Petition: for a 34 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing residence 41 ft. from the centerline of the right-of-way of CR 42, for a 22 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing residence 53 ft. from the centerline of the right-of-way of CR 33 on proposed lot 1, and for a 3 ft. Developmental Variance (Ordinance require 75 ft.) to allow for an existing barn 72 ft. from the centerline of the right-of-way on proposed lot 2.
 Location: Southeast corner of CR 33 & CR 42, common address of 14966 CR 42 in Benton Township, zoned A-1. DV-0886-2024

MOBILE HOME SPECIAL USE/DEVELOPMENTAL VARIANCES

- G. Petitioner: **Ruperto M. Aguilar & Pedro Aguilar Guerrero** (Page 7)
 Petition: for a Special Use for an existing mobile home, and for a Developmental Variance to allow for an existing mobile home withing 300 ft. of a residence.
 Location: South side of Reckell Ave., 300 ft. East of Violet Rd., common address of 25620 Reckell Ave. in Osolo Township, zoned R-2. SUP-0788-2024
- Petitioner: **John Taylor (Buyer) & Luis Miguel Santiago Rivera (Seller)** (Page 8)
 Petition: for a Special Use for a mobile home, and for a Developmental Variance to allow for an existing mobile home within 300 ft. of a residence.
 Location: Southwest side of CR 10, 3,255 ft. Northwest of CR 1, in Cleveland Township, zoned A-1. SUP-0887-2024

The Elkhart County Board of Zoning Appeals Hearing Officer is meeting on Wednesday January 15, 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 January 15, 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>