

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

MARCH 19, 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 Development Ordinance and Staff Report materials are to be entered as evidence for today's hearings.

### DEVELOPMENTAL VARIANCES

9:00 A.M.

- A. Petitioner: ***Mark Kritzman & Diane Kritzman, Husband & Wife*** (Page 1)  
Petition: for a 41 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing residence 34 ft. from the centerline of the right-of-way on proposed lot 2, for a 3 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an existing accessory structure 2 ft. from the west side property line on proposed lot 2 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 40, 1,955 ft. East of CR 31, common address of 15655 CR 40 in Clinton Township, zoned A-1. DV-0061-2025
- B. Petitioner: ***David Frazier & Kennedy Grandstaff, Husband & Wife*** (Page 2)  
Petition: 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 16, 2,320 ft. West of SR 19, common address of 28439 CR 16 in Baugo Township, zoned R-1. DV-0036-2025
- C. Petitioner: ***Michael W. Stout*** (Page 3)  
Petition: for a 6 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the construction of an attached garage addition 44 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 North Shore Dr., 65 ft. East of SR 19, common address of 51376 North Shore Dr. in Osolo Township, zoned R-2. DV-0056-2025

- D. Petitioner: ***Mark C. Trotter & Karen G. Trotter, Husband & Wife*** (Page 4)  
 Petition: for a 3 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for the placement of a carport 2 ft. from the East side property line and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.  
 Location: Northwest end of Brendon Ct., 890 ft. North of CR 18, common address of 57819 Brendon Ct. in Baugo Township, zoned A-1. DV-0055-2025
- E. Petitioner : ***Jessica N. Miller*** (Page 5)  
 Petition: for a 12 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the construction of an attached garage 38 ft. from the centerline of the right-of-way of Planeville Ave., for a 3 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an existing shed 2 ft. from the South side property line, for an 8 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for an existing shed 2 ft. from the rear property line, and for a 10 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an existing residence 40 ft. from the centerline of the right-of-way of Shamrock Dr.  
 Location: Southwest corner of Planeville Ave. & Shamrock Dr., 260 ft. North of CR 34, common address of 62939 Planeville Ave. in Elkhart Township, zoned R-2. DV-0090-2025
- F. Petitioner: ***Derrick J. Ropp*** (Page 6)  
 Petition: for a 55 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for the construction of an addition to an existing residence 65 ft. from the centerline of the right-of-way of SR 15 and for a 23 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for the construction of an addition to an existing residence 52 ft. from the centerline of the right-of-way of CR 50.  
 Location: Southwest corner of CR 50 & SR 15, common address of 19650 CR 50 in Jackson Township, zoned A-1. DV-0091-2025
- G. Petitioner: ***David L. Woods*** (Page 7)  
 Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allow by right.  
 Location: South side of Cleveland Ave., 450 ft. East of CR 1, common address of 29890 Cleveland Ave. in Baugo Township, zoned R-2. DV-0092-2025
- H. Petitioner: ***David W. Imhoff & Emma Imhoff, Trustees of the Imhoff Revocable Living Trust*** (Page 8)  
 Petition: 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 38, 730 ft. West of CR 11, common address of 25135 CR 38 in Harrison Township, zoned A-1. DV-0094-2025

**9:30 A.M.**

- I. Petitioner: ***Douglas James Ford & Paula M. Ford, Husband & Wife*** (Page 9)  
Petition: for a 22 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the construction of an attached garage 28 ft. from the centerline of the right-of-way.  
Location: South side of North Shore Dr., 100 ft. East of Bell Ave., East of SR 19, common address of 26096 North Shore Dr. in Osolo Township, zoned R-2.  
DV-0097-2025
- J. Petitioner: ***Myron L. Troyer & Kayla J. Troyer, Husband & Wife*** (Page 10)  
Petition: for a 50 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence on proposed lot 2.  
Location: West side of CR 35, 1,500 ft. South of CR 4, common address of 52335 CR 35 in York Township, zoned A-1.  
DV-0099-2025
- K. Petitioner: ***Megan Bailey & Ryan Bailey, Wife & Husband*** (Page 11)  
Petition: for a 50 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence on proposed lot 1 and 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 lots 2 & 3.  
Location: North side of CR 118, 1,735 ft. West of Old CR 17, in Concord Township, zoned A-1.  
DV-0102-2025
- L. Petitioner: ***Stutzman Family Revocable Trust, Ernest L. Stutzman & Pollyanna Stutzman as Trustees*** (Page 12)  
Petition: for a 13 ft. Developmental Variance (Ordinance requires 15 ft.) to allow for the construction of a residence 2 ft. from the rear property line.  
Location: Southeast corner of CR 28 & CR 43, common address of 10720 CR 28 in Middlebury Township, zoned A-1.  
DV-0104-2025

**MOBILE HOME SPECIAL USE**

- M. Petitioner: ***Amanda Buck*** (Page 13)  
Petition: for a Special Use for an existing mobile home.  
Location: Northwest corner of CR 127 & CR 146, common address of 68919 CR 127 in Jackson Township, zoned A-1.  
SUP-0071-2025

**MOBLIE HOME SPECIAL USE/DEVELOPMENTAL VARIANCE**

- N. Petitioner: ***Leah Sarber*** (Page 14)  
Petition: for a Special Use for a mobile home, for a Developmental Variance to allow for the placement of a mobile home within 300 ft. of a residence, and for a 5 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the placement of a mobile home 45 ft. from the centerline of the right-of-way.  
Location: West side of Best Ave., 165 ft. South of Illinois St., East of Shore Ave., South of CR 16, common address of 56585 Best Ave. in Baugo Township, zoned R-2.  
SUP-0089-2025

The Elkhart County Board of Zoning Appeals Hearing Officer is meeting on Wednesday March 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](http://www.elkhartcountyplanninganddevelopment.com) at **9:00 am** on March 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>