

# 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>

# *Hearing Officer Staff Report*

*Prepared by the Department of Planning and Development*

*Hearing Date:* March 19, 2025

*Transaction Number:* DV-0061-2025.

*Parcel Number(s):* Part of 20-12-30-376-005.000-007.

*Existing Zoning:* A-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.

*Petitioner:* Mark Kritzman & Diane Kritzman, Husband & Wife.

*Location:* North side of CR 40, 1,955 east of CR 31, in Clinton Township.

*Site Description:*

- Physical Improvement(s) – Residence, detached accessory structures.
- Proposed Improvement(s) – None.
- Existing Land Use – Residential.
- Surrounding Land Use – Residential and Agricultural.

*History and General Notes:*

- **March 13, 2025** – A primary for a 2-lot minor subdivision to be known as **Blessed Acres** was approved (MI-0060-2025).

*Staff Analysis:*

Staff finds that:

1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. The residence is existing and not causing sight-distance issues, as there have been no complaints. The request is 1,036 sq. ft., or 73%, over what is allowed by right, all other development standards are met and there is no risk to public health or safety.
2. Approval of the request will not cause substantial adverse effect on neighboring property. This is an existing residence and the detached accessory structure has been in this location since 1968 without causing adverse effects on the adjacent property owner.

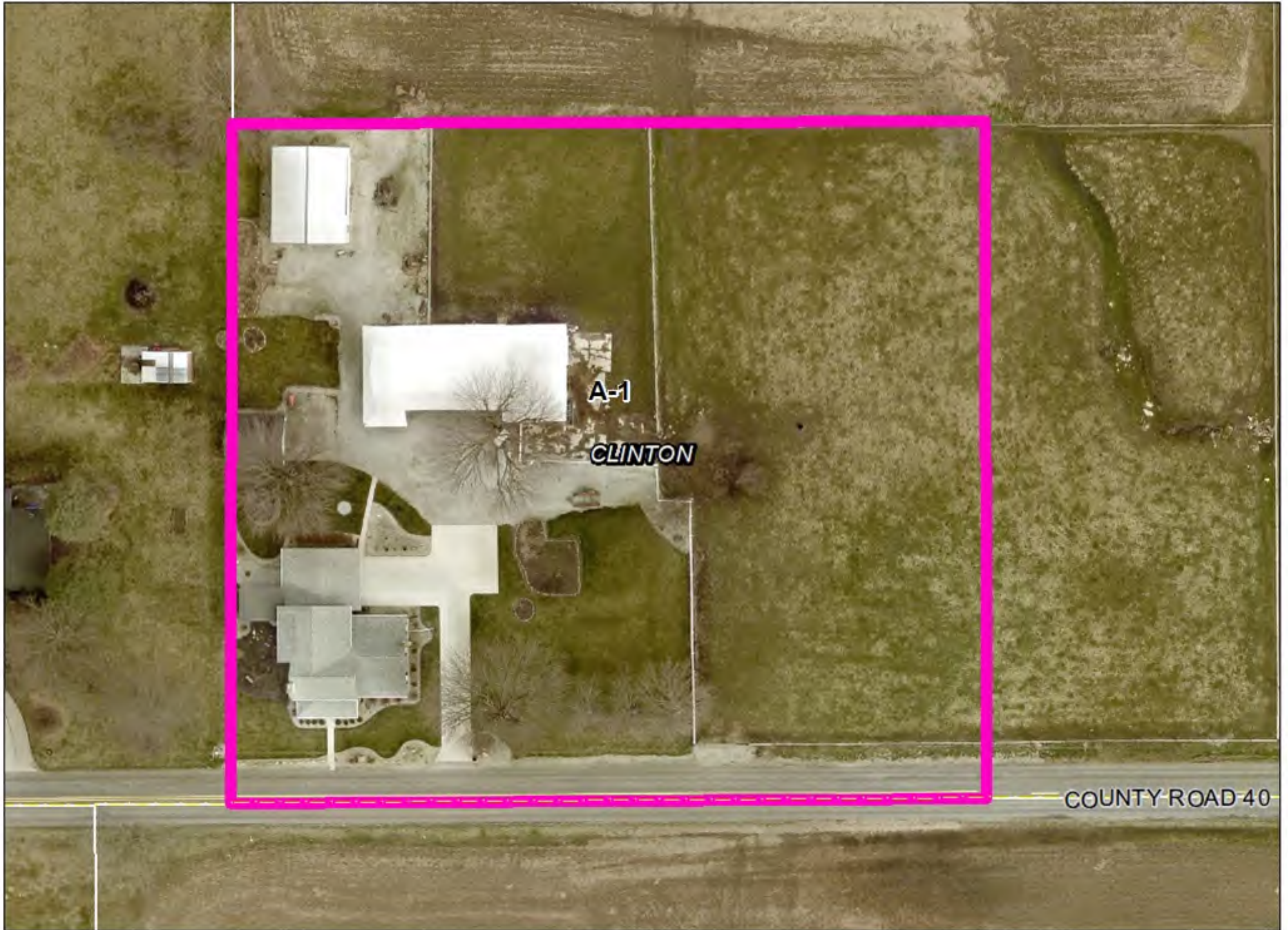
# *Hearing Officer Staff Report (Continued)*

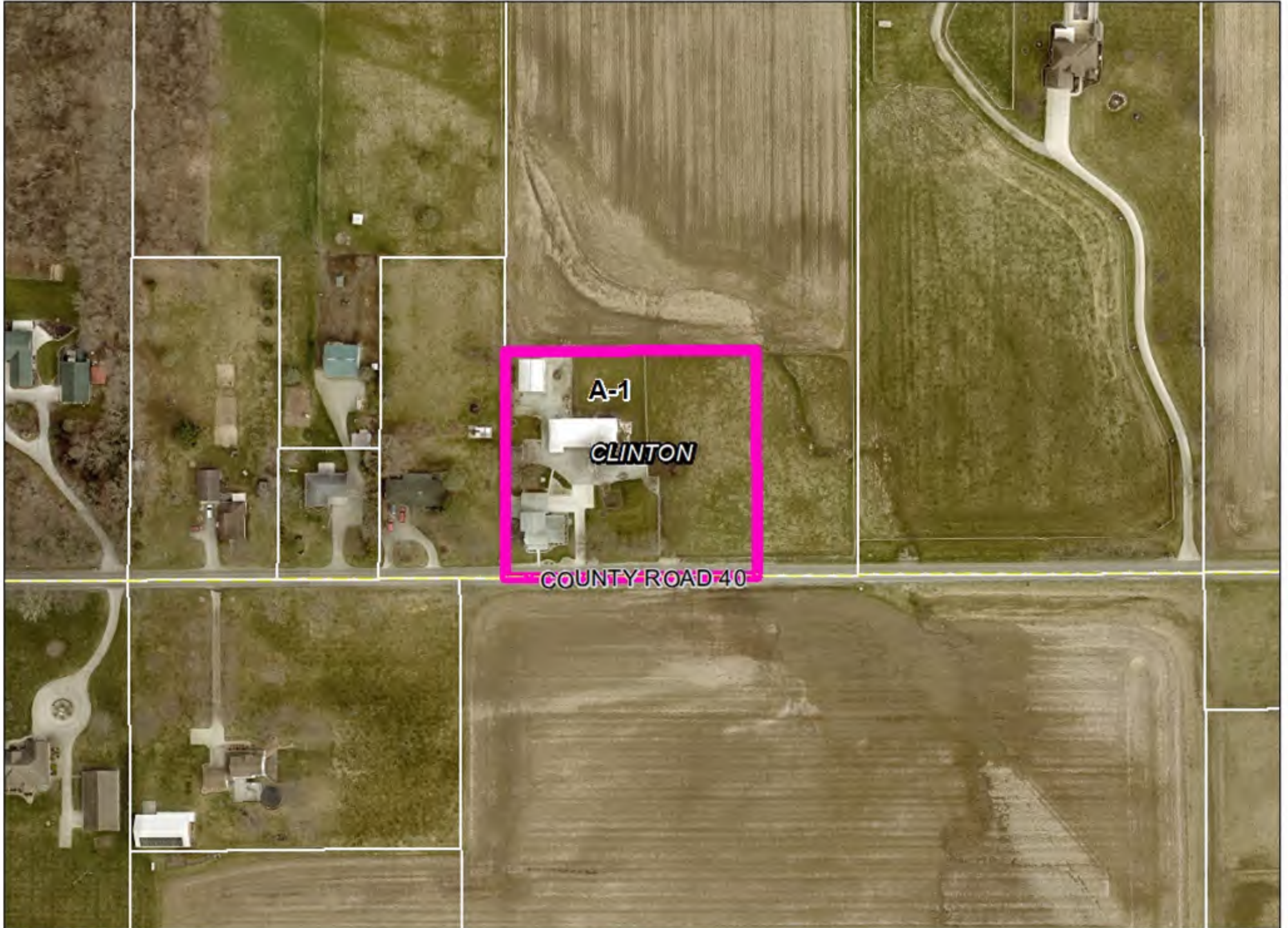
*Hearing Date:* March 19, 2025

3. Strict application of the terms of the Development Ordinance would result in an unnecessary hardship in the use of the property. The residence and detached accessory structure exist, and without the approval of these requests the structures would be non-conforming.

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 2/3/2025) and as represented in the Developmental Variance application.











Subject property, facing north



Facing east



Facing west



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

DV-0061-2025

Developmental Variance - Developmental Variance

Date: 02/03/2025

Meeting Date:

March 19, 2025

Board of Zoning Appeals Public Hearing

Transaction #:

DV-0061-2025

Description: for a 41 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing residence 34 ft. from 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.

Contacts: Applicant

Abonmarche Consultants  
303 River Race Dr  
Goshen, IN 46526

Authorized Agent

Abonmarche Consultants  
303 River Race Dr  
Goshen, IN 46526

Land Owner

Mark Kritzman And Diane  
Kritzman, Husband And Wife  
15541 County Road 40  
Goshen, IN 46528

Site Address: 15655 County Road 40  
Goshen, IN 46528

Parcel Number: Part of 20-12-30-376-005.000-007

Township: Clinton

Location: NORTH SIDE OF CR 40, 1,955 EAST OF CR 31

Subdivision:

Lot #

Lot Area: 1.97 Frontage: 309.86 Depth: 275.45

Zoning:

NPO List: 03/03/2025

Present Use of Property: RESIDENTIAL/AG

Legal Description:

Comments: SEE AS-2201-2024, ME-R-1753-2016  
DOING A MINOR SUBDIVISION MI-0060-2025  
TALKED WITH CRYSTAL ABOUT SPECIAL USE FOR FARM ANIMALS AND SHE DECLINED AT THIS TIME. AW RESIDENTIAL DWELLING AREA 2,615 SQFT X 110% = 2,876.5 SQFT MINUS GARAGE 672 SQFT, BARN 1,200 SQFT, LEAN-TO 864, DETACHED GARAGE 440 SQFT, LEAN- TO 224 SQFT, BARN 1,600 SQFT = 2,124 SQFT OVER ALLOWED. The 22 by 20 detached garage needs a side setback variance as well. DSD

Applicant Signature:

Department Signature:

**Application**

Site address: 15655 COUNTY RD 40, GOSHEN IN 46528 and vacant land

Parcel number(s): 20-12-30-376-005.000-007, 20-12-30-376-007.000-007, 20-12-30-376-015.000-007

**Current property owner**

Name: Mark & Diane Kritzman

Address: 15541 County Road 40 Goshen, In 46528

Phone: (574) 535-3245

Email: mkritzman@forestriverinc.com

**Other party**

Agent     Buyer     Land contract purchaser     Lessee

Name: Abonmarche Consultants, Crystal Welsh

Address: 303 River Race Drive Goshen, IN 46526

Phone: 574-314-1027

Email: cwelsh@abonmarche.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: Crystal Welsh

34ft. to CL.

**Staff Use Only**

Description: FOR A 42FT DEVELOPMENTAL VARIANCE (ORDINANCE REQUIRES 75FT) TO ALLOW FOR AN EXISTING RESIDENCE 34FT. FROM THE CENTERLINE OF THE RIGHT-OF-WAY OF CR 40. FOR A DEVELOPMENTAL VARIANCE TO ALLOW FOR THE SQUARE FOOTAGE OF ACCESSORY STRUCTURES TO EXCEED THAT ALLOWED BY RIGHT.

Parcel creation date: PRIMARY SUBDIVISION BEING APPLIED FOR. AW.

Subdivision required?  Y  N    If yes,  AS  Minor  Major

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

Location: N S E W corner side end of CR 40  
1,955 ft. N S E W of CR 31  
in CLINTON Township

Frontage: 437ft.    Depth: 1,303ft.    Area: 13 + 3.311 + 2.64 = 18.951 acres

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

Present use: RESIDENTIAL / AG.

Developmental Variance — Questionnaire

Name: Mark & Diane Kritzman

1) Tell us what you want to do. Establish a 2-lot minor subdivision including the existing home and garage on lot 2 which are located in the setbacks

2) Tell us why you can't change what you're doing so you don't need a variance. The home and garage are existing and cannot be moved.

3) Tell us why the variance won't hurt your neighbors or the community. The buildings are existing and have been in place for many years without complaint from the neighbors.

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

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.~~

~~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~~

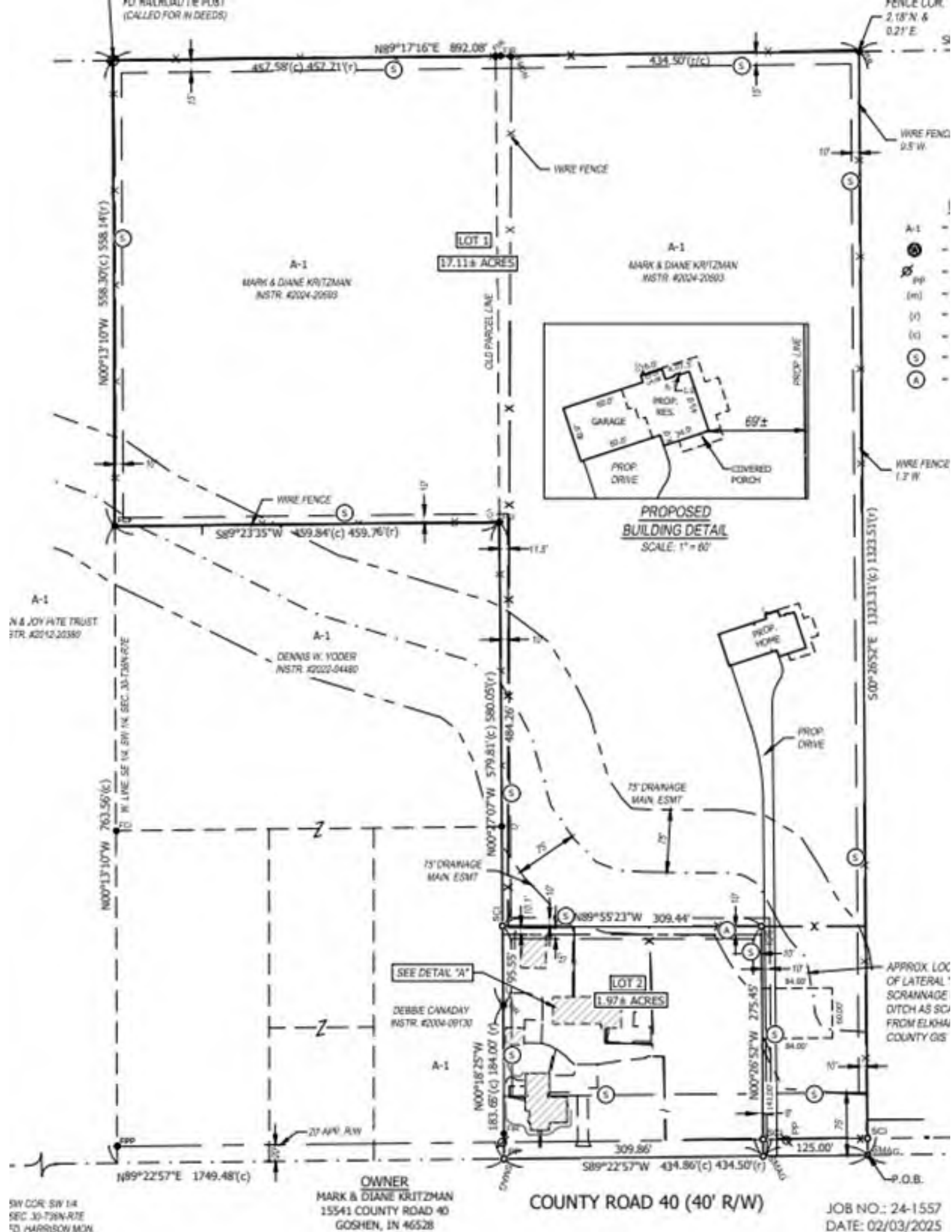
~~**Sign 3** Dimensions (length and width): \_\_\_\_\_  
Existing?  Y  N Double faced?  Y  N  
Electronic message board?  Y  N If no, lighted?  Y  N  
Freestanding?  Y  N Wall mounted?  Y  N~~

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. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2





SW COR. SW 1/4  
SEC. 30-T9N-R7E  
T9D HARRISON MOH

JOB NO.: 24-1557  
DATE: 02/03/2025

# ***Hearing Officer Staff Report***

*Prepared by the Department of Planning and Development*

***Hearing Date:*** March 19, 2025

***Transaction Number:*** DV-0036-2025.

***Parcel Number(s):*** 20-05-12-252-008.000-001.

***Existing Zoning:*** R-1.

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

***Petitioner:*** David Frazier & Kennedy Grandstaff, Husband & Wife.

***Location:*** North Side of CR 16, 2,320 ft. West of SR 19, in Baugo Township.

***Site Description:***

- Physical Improvement(s) – Residence, detached accessory structures.
- Proposed Improvement(s) – Detached accessory structure.
- 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 request is 356 sq. ft., or 12%, over what is allowed by right, all other development standards are met, and there is no risk to public health or safety.
2. Approval of the request will not cause substantial adverse effect on neighboring property. The property is a 1.89-acre parcel in a medium-density residential area 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. The proposed structure reduces the need for outdoor storage and without the benefit of the variance the structure couldn't be built.

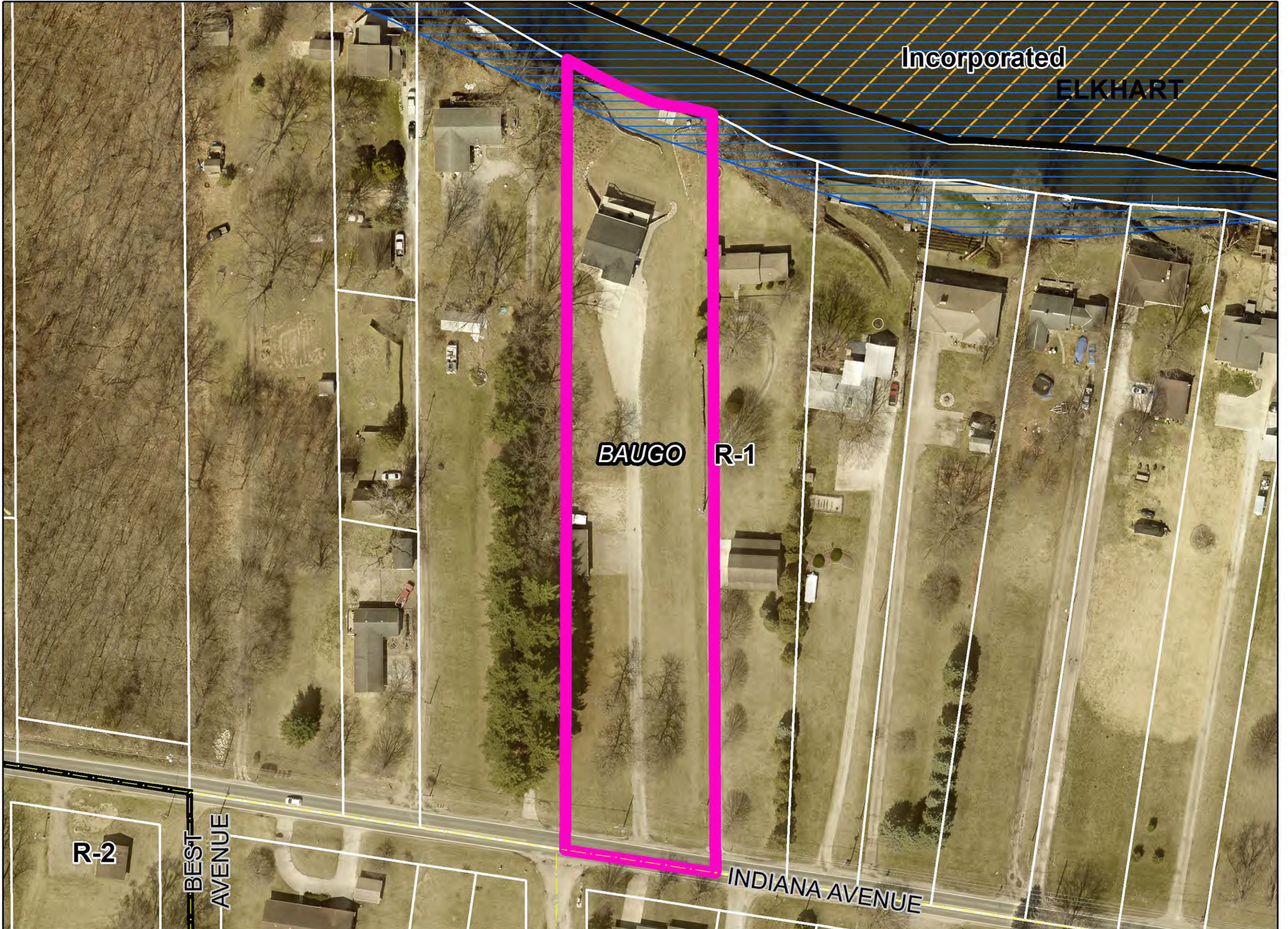
# *Hearing Officer Staff Report (Continued)*

*Hearing Date:* March 19, 2025

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 2/28/2025) and as represented in the Developmental Variance application.

DV-0036-2025



**BAUGO R-1**

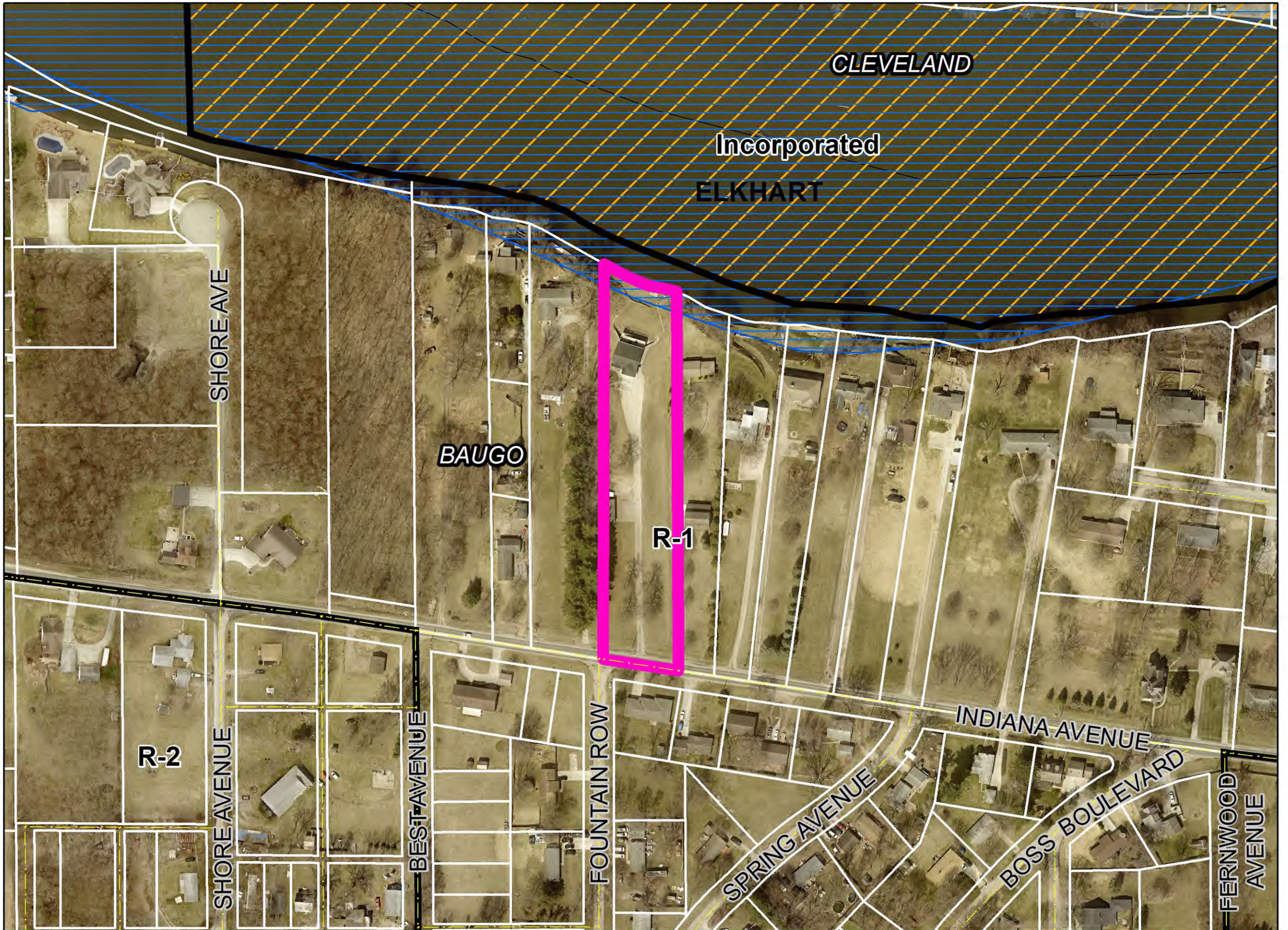
**INCORPORATED  
ELKHART**

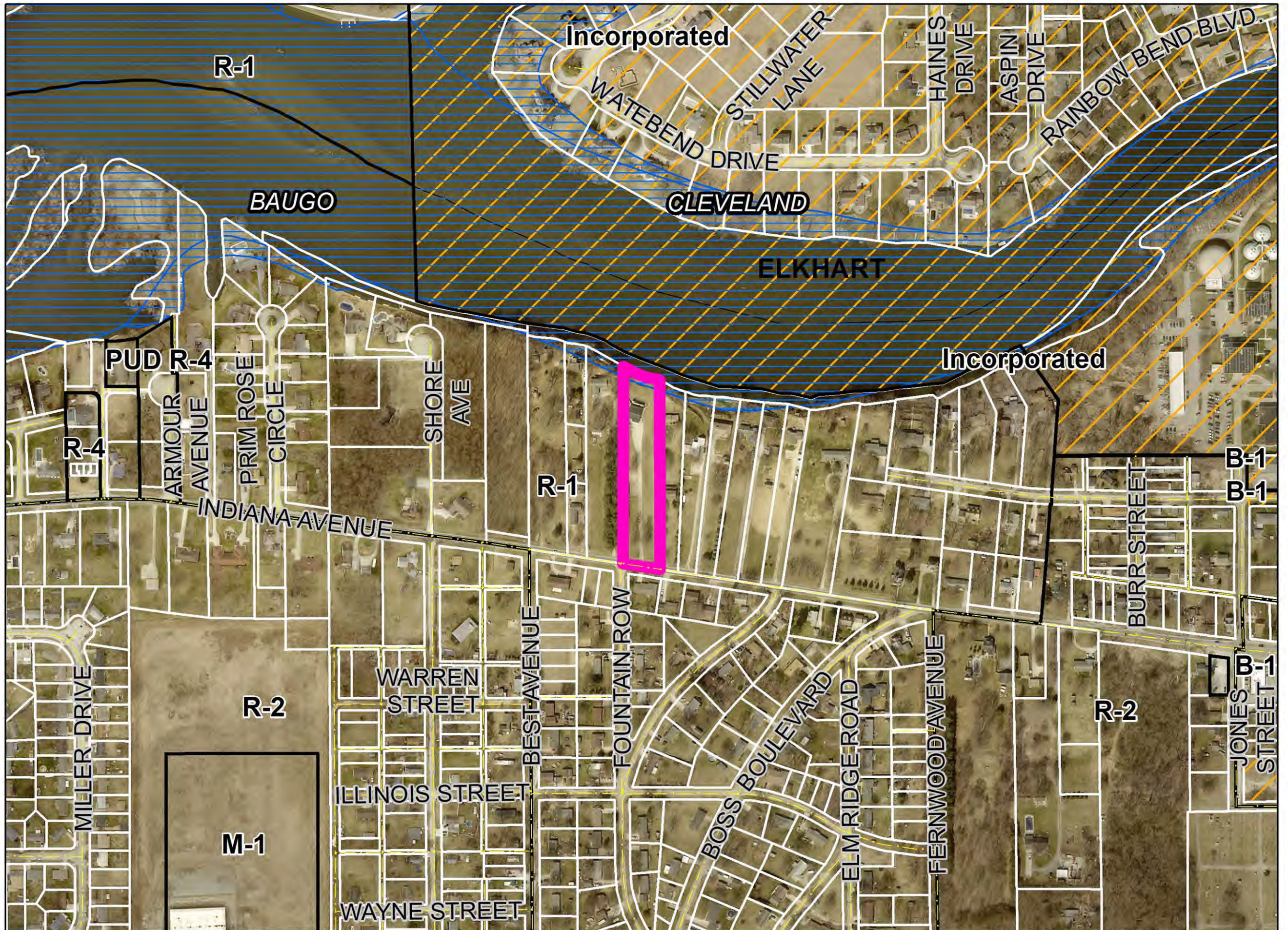
**BEST  
AVENUE**

**INDIANA AVENUE**

**R-2**









**Subject property, facing north**



**Subject property, location of proposed structure**





Facing southeast



Facing northwest



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-0036-2025

Date: 01/21/2025

Meeting Date:

March 19, 2025

Board of Zoning Appeals Public Hearing

Transaction #:

DV-0036-2025

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

Contacts: Applicant

David Frazier & Kennedy  
Grandstaff, Husband & Wife  
28439 County Road 16  
Elkhart, IN 46516

Land Owner

David Frazier & Kennedy  
Grandstaff, Husband & Wife  
28439 County Road 16  
Elkhart, IN 46516

Site Address: 28439 County Road 16  
Elkhart, IN 46516

Parcel Number: 20-05-12-252-008.000-001

Township: Baugo

Location: NORTH SIDE OF CR 16, 2,320 FT. WEST OF SR 19

Subdivision:

Lot #

Lot Area: 1.89 Frontage: 131.00

Depth: 618.00

Zoning:

NPO List: 03/03/2025

Present Use of Property: RESIDENTIAL

Legal Description:

Comments: PARCEL CREATION DATE 1962.  
RESIDENTIAL AREA 2,600 SQ FT X 110% = 2,860 SQ FT - ATTACHED GARAGE 504 SQ FT, DETACHED GARAGE 792 SQ FT = 1,564 SQ FT - PROPOSED STRUCTURE 1,920 SQ FT = -356 SQ FT. AVAILABLE PERSONAL STORAGE.

Applicant Signature:

Department Signature:

Application

Site address: 20-05-12-252-008.000-001  
Parcel number(s): 28439 CR 16,

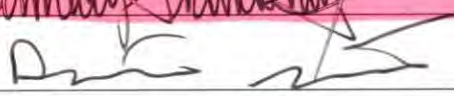
Current property owner

Name: David Frazier, Kennedy Grandstaff  
Address: 28439 County Road 10 Elkhart, IN 46514  
Phone: 574-298-5512 Email: MichiapaSiding@icloud.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: ~~Kennedy Grandstaff~~  


Staff Use Only

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

Parcel creation date: 1/1962

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 CR 16,  
2,320 ft. N S E W of ST RD. 19.  
in BANGD Township

Frontage: 131 Depth: 618 ft. Area: 1.89 acres

Subdivision and lot number, if applicable: N/A

Present use: RESIDENTIAL.

Developmental Variance — Questionnaire

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

1) Tell us what you want to do. Add a pole barn for more storage

2) Tell us why you can't change what you're doing so you don't need a variance. afraid that we won't have room in the future

3) Tell us why the variance won't hurt your neighbors or the community. no houses nearby wouldn't effect the community

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

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: 32x60 24' 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.

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

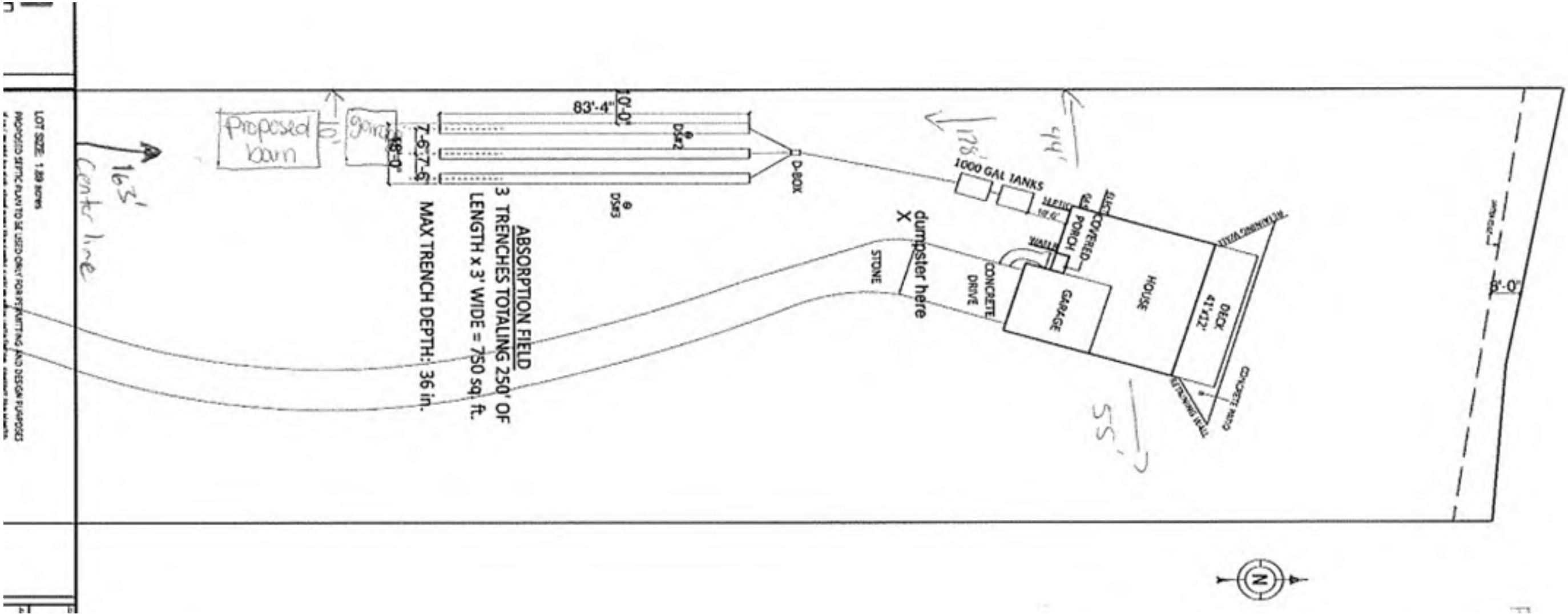
Electronic message board?  Y  N If no, lighted?  Y  N

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. \_\_\_\_\_

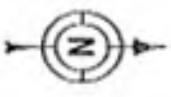


**ABSORPTION FIELD**  
**3 TRENCHES TOTALING 250' OF**  
**LENGTH x 3' WIDE = 750 sq. ft.**  
**MAX TRENCH DEPTH: 36 in.**

LOT SIZE: 1.28 ACRES

PROPOSED SEPTIC PLAN TO BE USED ONLY FOR PERMITTING AND DESIGN PURPOSES

**Center line**  
 163'



# *Hearing Officer Staff Report*

*Prepared by the Department of Planning and Development*

*Hearing Date:* March 19, 2025

*Transaction Number:* DV-0056-2025.

*Parcel Number(s):* 20-02-17-252-029.000-026.

*Existing Zoning:* R-2.

*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.

*Petitioner:* Michael W. Stout.

*Location:* South side of North Shore Dr., 65 ft. East of SR 19, in Osolo Township.

## *Site Description:*

- Physical Improvement(s) – Residence and accessory structures.
- Proposed Improvement(s) – Attached garage addition.
- Existing Land Use – Residential.
- Surrounding Land Use – Residential, commercial.

## *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 request is 532 sq. ft., or 54 percent, over what is allowed by right which is a reflection of the existing small house size, and the proposed new addition will not hinder sight distance.
2. Approval of the request will not cause substantial adverse effects on neighboring property. This is a 0.21-acre lot in a dense residential lake neighborhood adjacent to a mixed-use commercial area 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. Without the benefit of the variances, the proposed addition could not be constructed.

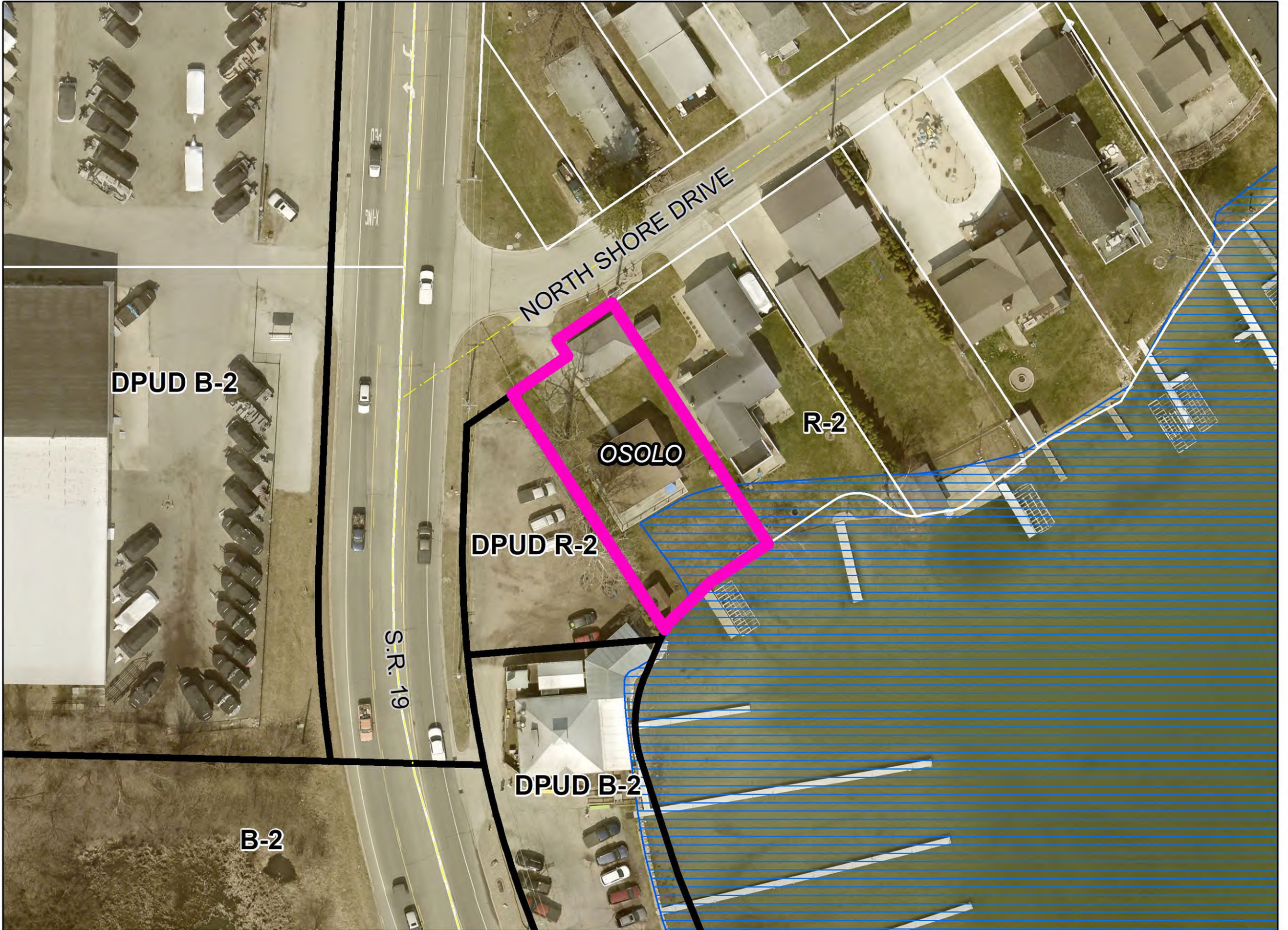


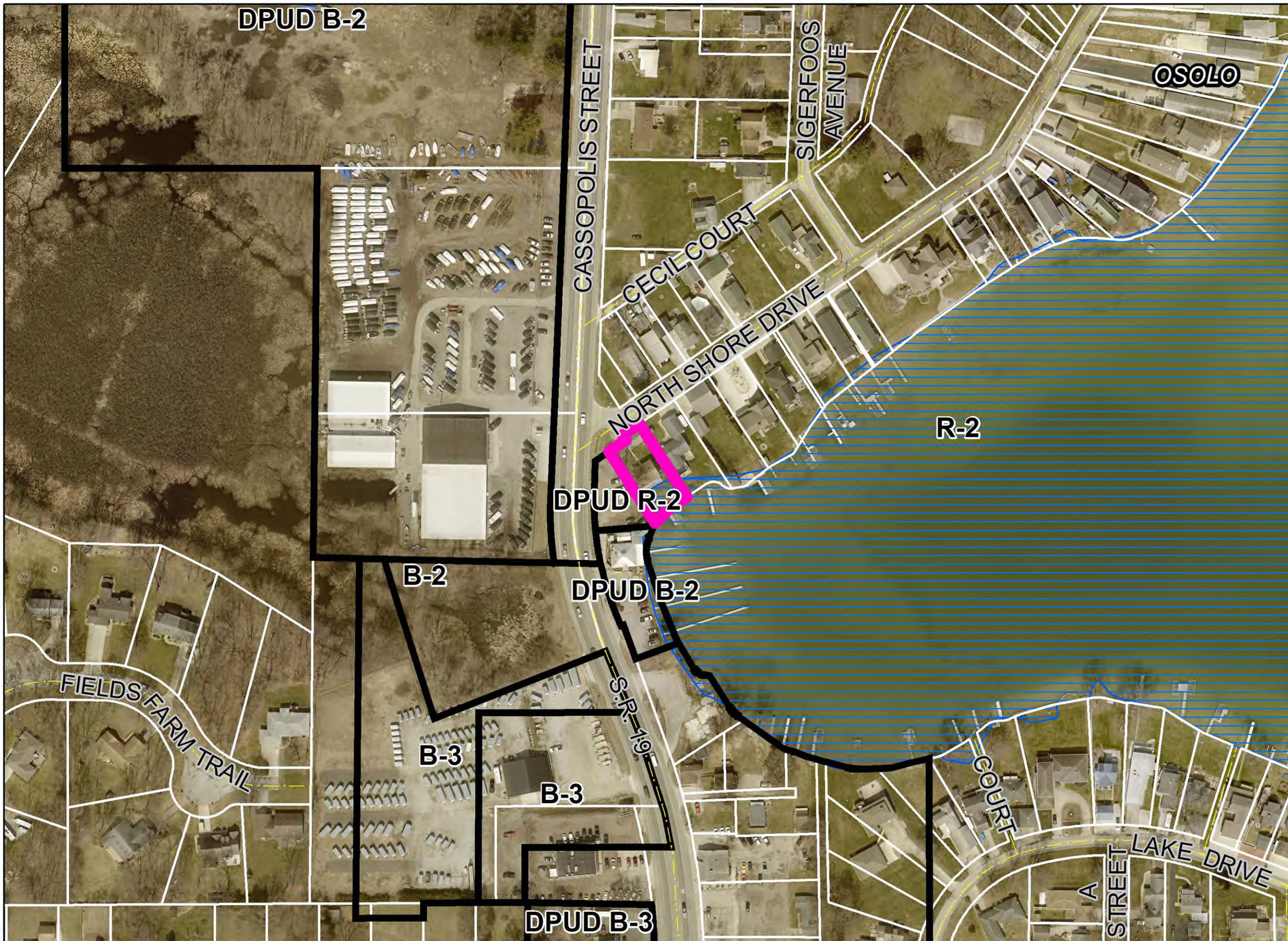
# *Hearing Officer Staff Report (Continued)*

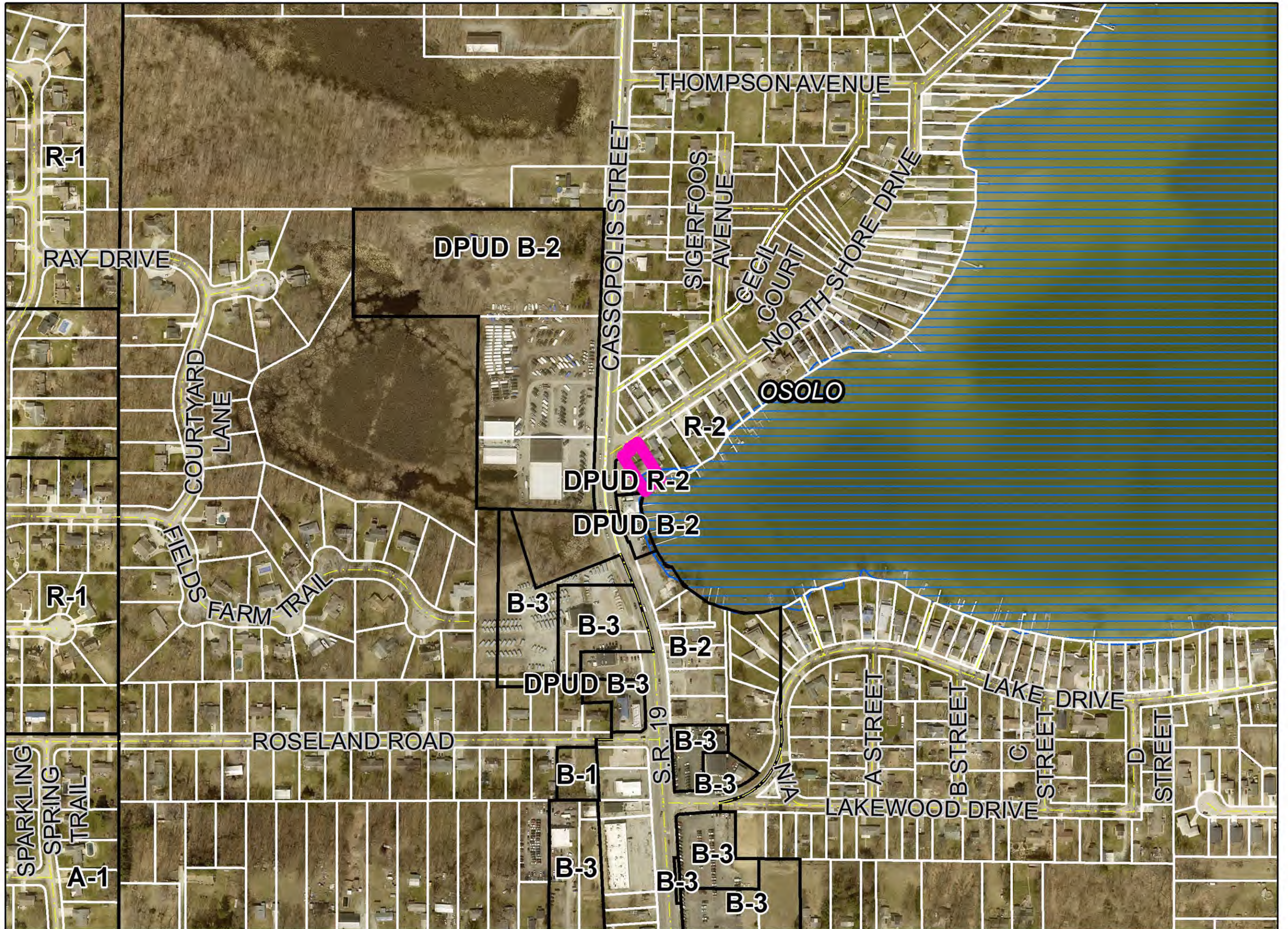
*Hearing Date:* March 19, 2025

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 2/3/2025) and as represented in the Developmental Variance application.









**Subject property, facing southeast**



Facing northwest



Facing west



Facing east





Facing west

# 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-0056-2025

Date: 02/03/2025

Meeting Date:

March 19, 2025

Board of Zoning Appeals Public Hearing

Transaction #:

DV-0056-2025

Description: for a 6 ft. Development Variance (Ordinance requires 44 ft.) to allow for the construction of an attached garage 40 ft. from the centerline of the right-of-way and for a Developmental Variance to allow the total square footage of accessory structures to exceed that allowed by right

Contacts: Applicant

Michael W. Stout  
51376 North Shore Dr.  
Elkhart, IN 46514

Land Owner

Michael W. Stout  
51376 North Shore Dr.  
Elkhart, IN 46514

Site Address: 51376 N Shore Dr  
Elkhart, IN 46514

Parcel Number: 20-02-17-252-029.000-026

Township: Osolo

Location: South side of North Shore Drive, 65 ft. East Of Sr 19

Subdivision: Bell's North Shore Place at Simonton Lake

Lot # 2

Lot Area: 0.21 Frontage: 75.00

Depth: 142.00

Zoning: R-2

NPO List: 03/03/2025

Present Use of Property: Residential

Legal Description:

Comments: Residential dwelling 896 sq ft x 110 % = 985 -  
Shed 77 sq ft = 908 sq ft + 1440 sq ft = -532 sq ft

Applicant Signature:

Department Signature:

Application

Site address: 51376 N. Shore Dr Elkhart IN 46514

Parcel number(s): 20-02-17-252-029.000-026

Current property owner

Name: Michael Stout

Address: 51376 N. Shore DR Elkhart IN 46514

Phone: 574-360-5100

Email: mstout70@att.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 Stout

Staff Use Only

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

Parcel creation date:

N/A.

Subdivision required?

- Y  N
- If yes,  AS  Minor  Major

Residential accessory breakdown, if applicable:

SEE ATTACHED SHEET.

Location:

N SE W

corner side end of

N. SHORE DR + SR 19

15

ft.

N SE W of

SR 19

in OSOLO

Township

Frontage:

75 FT.

Depth:

142 FT.

Area:

0.211

acres

Subdivision and lot number, if applicable:

BELLS NORTHSHORE PLACE @ SIMONTON LAKE  
LOT 2.

Present use:

RESIDENTIAL

Developmental Variance — Questionnaire

Name: Michael Stout

1) Tell us what you want to do. tear down my detached old 2 car garage and put up a new larger attached to the house garage

2) Tell us why you can't change what you're doing so you don't need a variance. I would like to have the larger garage so I can store my boat and jet ski's inside it in the winter

3) Tell us why the variance won't hurt your neighbors or the community. because on one side of me is a parking lot and on the other side of me the new garage won't be any wider than the house

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

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: 36' x 40' x 26" existing House

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.

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

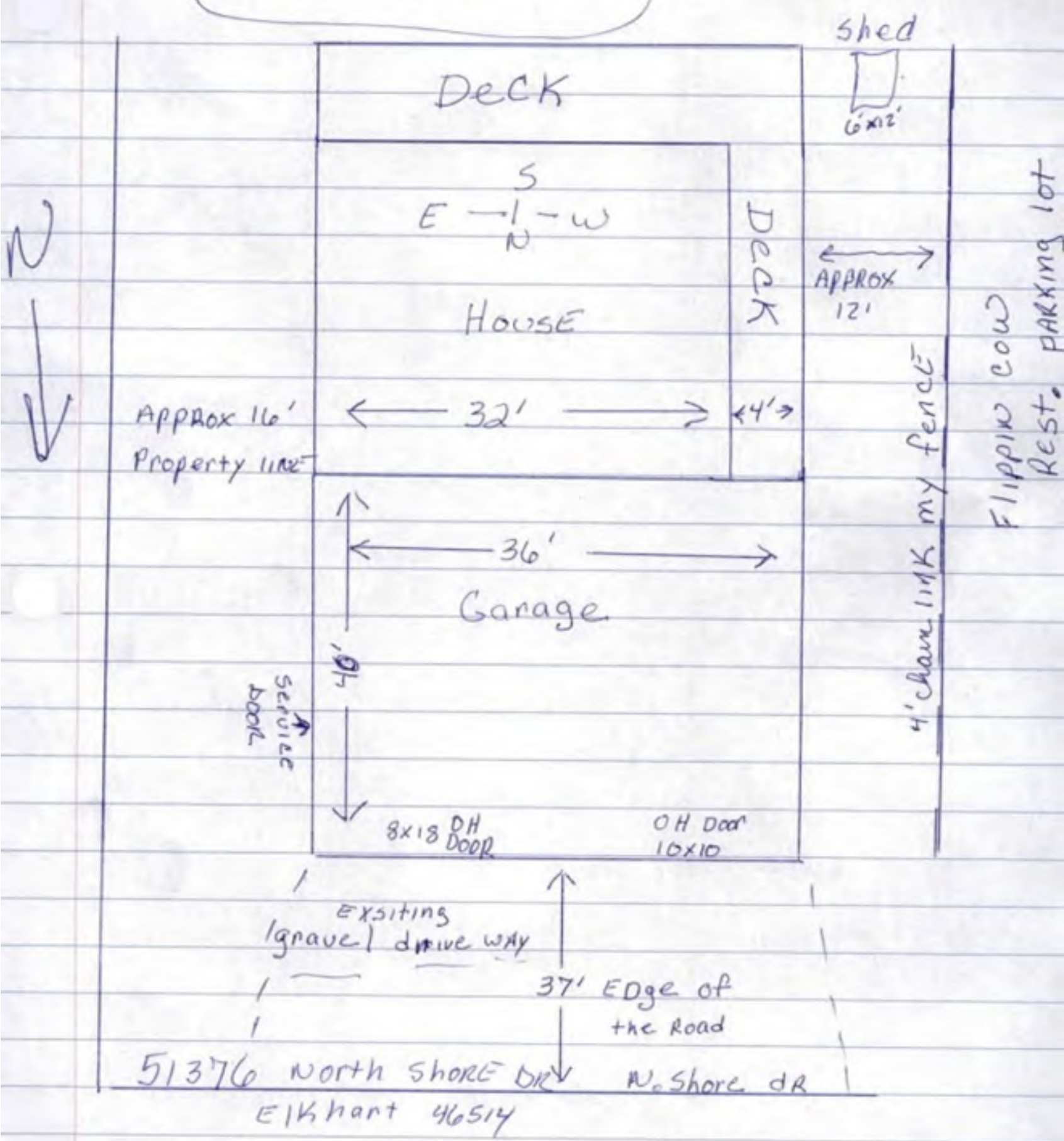
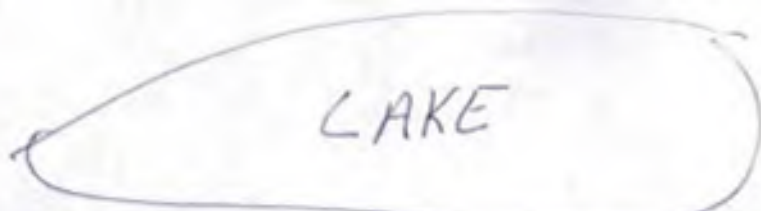
8) Does the application include a variance for parking spaces?  Y  N

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

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

\_\_\_\_\_

\_\_\_\_\_



FEB - 3 2025

# *Hearing Officer Staff Report*

*Prepared by the Department of Planning and Development*

*Hearing Date:* March 19, 2025

*Transaction Number:* DV-0055-2025.

*Parcel Number(s):* 20-05-14-477-008.000-001.

*Existing Zoning:* A-1.

*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.

*Petitioner:* Mark C. Trotter & Karen G. Trotter, Husband & Wife.

*Location:* Northwest end of Brendon Ct., 890 ft. North of CR 18, in Baugo Township.

***Site Description:***

- Physical Improvement(s) – Residence and accessory structures.
- Proposed Improvement(s) – Carport.
- 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. The request is 133 sq. ft., or 0.7 percent, over what is allowed by right and the placement of the carport will not hinder sight distance.
2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 0.70-acre lot in a moderately dense residential and agricultural area 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. Due to the layout of the property and the house, the variance is needed to place the carport in an appropriate location. The variance reduces the need for outdoor storage.

# *Hearing Officer Staff Report (Continued)*

*Hearing Date:* March 19, 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 1/31/2025) and as represented in the Developmental Variance application.

DV-0055-2025



A-1

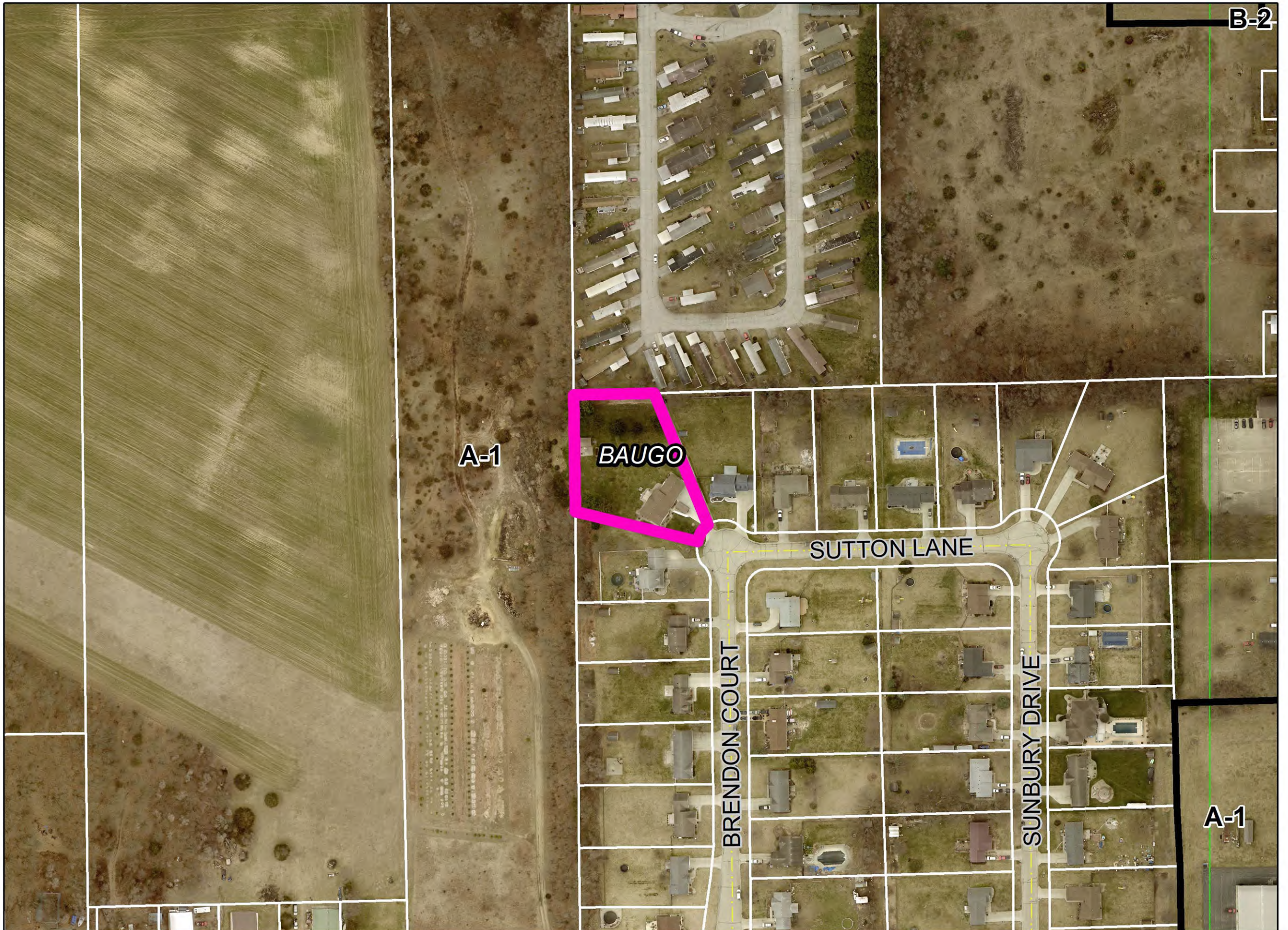
BAUGO

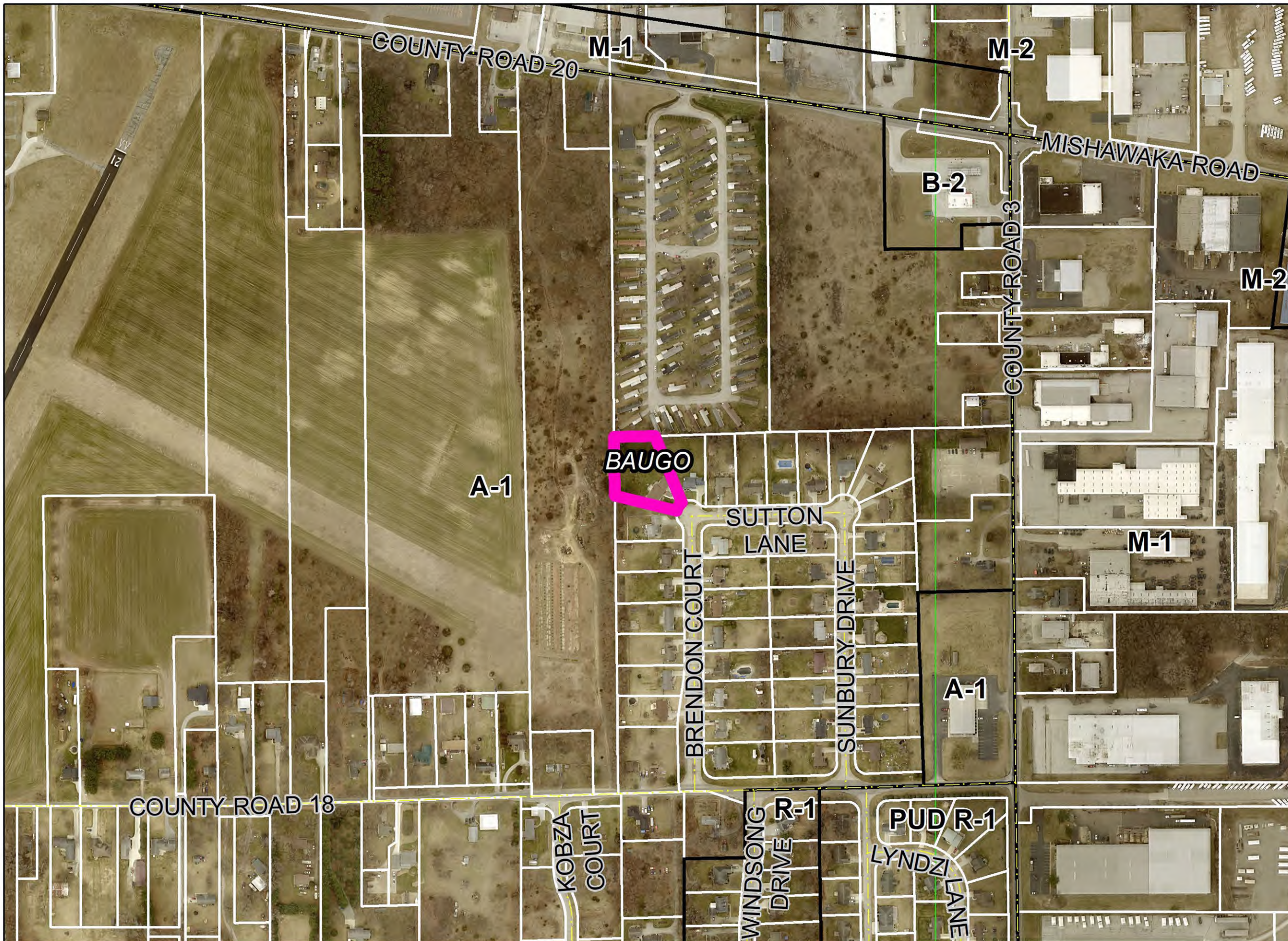
SUTTON LANE

BRENDON  
COURT











**Subject property facing north**



Facing south



Facing east



Facing west

# 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-0055-2025

Date: 01/31/2025

Meeting Date:

March 19, 2025

Board of Zoning Appeals Public Hearing

Transaction #:

DV-0055-2025

Description: 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

Contacts: Applicant

Land Owner

Mark C Trotter And Karen G  
Trotter

57819 Brendon Ct.  
Elkhart, IN 46517

Mark C Trotter And Karen G  
Trotter

57819 Brendon Ct.  
Elkhart, IN 46517

Site Address: 57819 Brendon Ct  
Elkhart, IN 46517

Parcel Number: 20-05-14-477-008.000-001

Township: Baugo

Location: NORTHWEST END OF BRENDON CT, 920 FT. NORTH OF CR 18

Subdivision: REPLAT HUNTINGTON SQUARE 2ND

Lot # 8

Lot Area: 0.70 Frontage: 47.50

Depth: 213.10

Zoning: A-1

NPO List: 03/03/2025

Present Use of Property: RESIDENTIAL

Legal Description:

Comments: RESIDENCE = 1,676 SQ FT X 110% = 1,843 SQ FT, MINUS 200 (SHED), MINUS 240 (SHED), MINUS 864 (GARAGE) = 539 SQ FT, NEW STRUCTURE IS 420 SQ FT (14X30), WHICH LEAVES 119 SQ FT AVAILABLE FOR PERSONAL STORAGE. PROPERTY OWNER IS AWARE OF SUBDIVISION PLAT RULES STATING 1 DETACHED ACCESSORY BUILDING PER LOT

Applicant Signature:

Department Signature:

Application

Site address: 57819 BRENDON CT.

Parcel number(s): \_\_\_\_\_

Current property owner

Name: MARK C. TROTTER

Address: 57819 BRENDON CT

Phone: 574-295-8031 Home  
574-370-6922 cell

Email: IRUSEKHARLEY@GMAIL.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: \_\_\_\_\_

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 Brendon Ct,  
920 ft. N S E W of CR 18,  
in Bango Township

Frontage: 47.5 Depth: 213.1 Area: .701 acres

Subdivision and lot number, if applicable: Replat Huntington Square and Lot B

Present use: Residential



Developmental Variance — Questionnaire

Name: MARK C. TROTTER

1) Tell us what you want to do. INSTALL CAR PORT.

2) Tell us why you can't change what you're doing so you don't need a variance. \_\_\_\_\_

MOUNTED ON CONCRETE DRIVE.

3) Tell us why the variance won't hurt your neighbors or the community. 113-FT OFF

STREET, WONT DECREASE PROPERTY VALUE.

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

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: 14x30 PER 12 1/2 FEET

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.

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

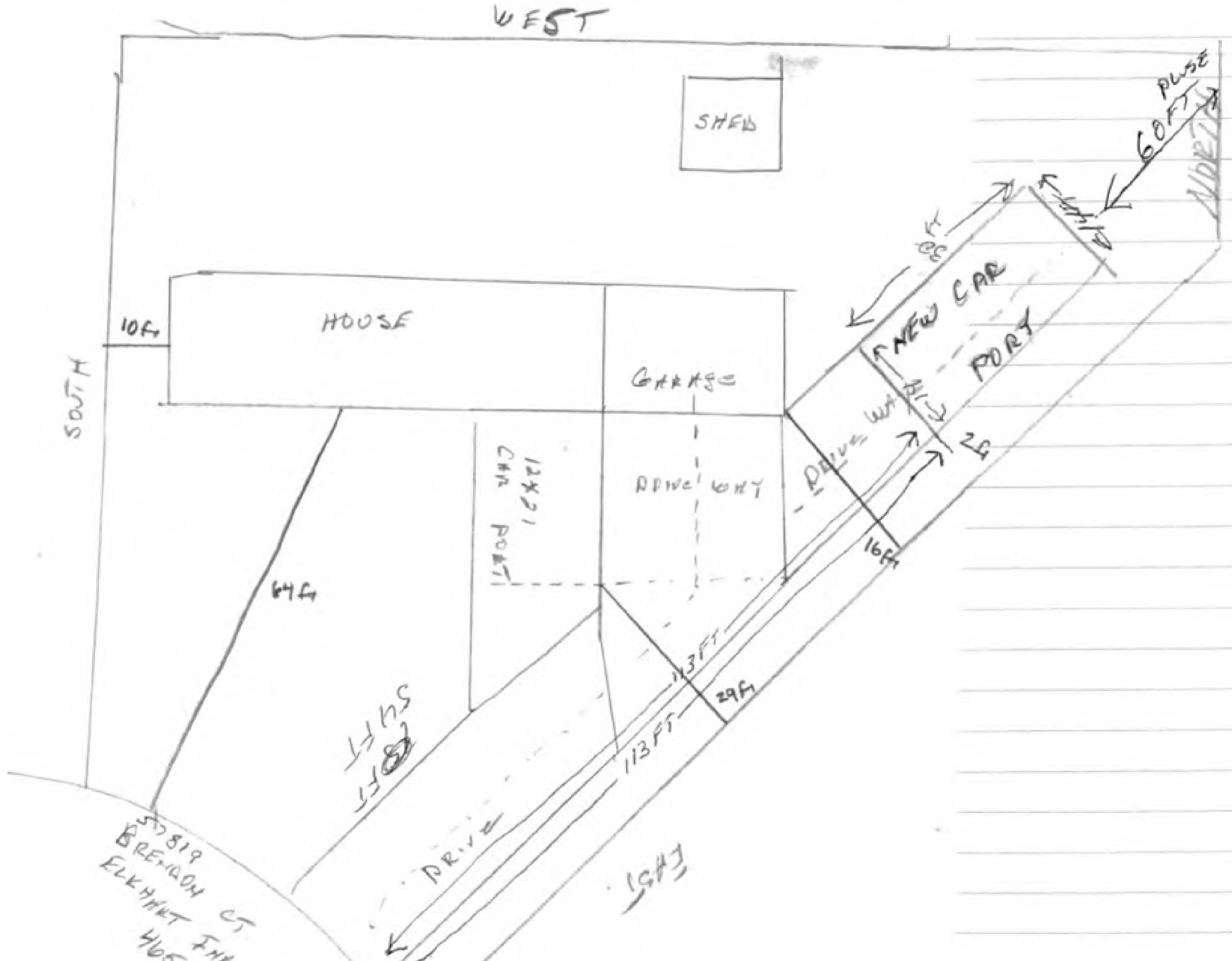
Freestanding?  Y  N Wall mounted?  Y  N

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. I AM GOING TO PARK TRAILER

UNDER CAR PORT.



# ***Hearing Officer Staff Report***

*Prepared by the Department of Planning and Development*

**Hearing Date:** March 19, 2025

**Transaction Number:** DV-0090-2025.

**Parcel Number(s):** 20-11-11-379-011.000-014.

**Existing Zoning:** R-2.

**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.

**Petitioner:** Jessica N. Miller.

**Location:** Southwest corner of Planeville Ave. & Shamrock Dr., 260 ft. North of CR 34, in Elkhart Township.

**Site Description:**

- Physical Improvement(s) – Residence and accessory structures.
- Proposed Improvement(s) – Attached garage addition.
- Existing Land Use – Residential.
- Surrounding Land Use – Residential, commerce.

**History and General Notes:**

- None.

**Staff Analysis:**

Staff finds that:

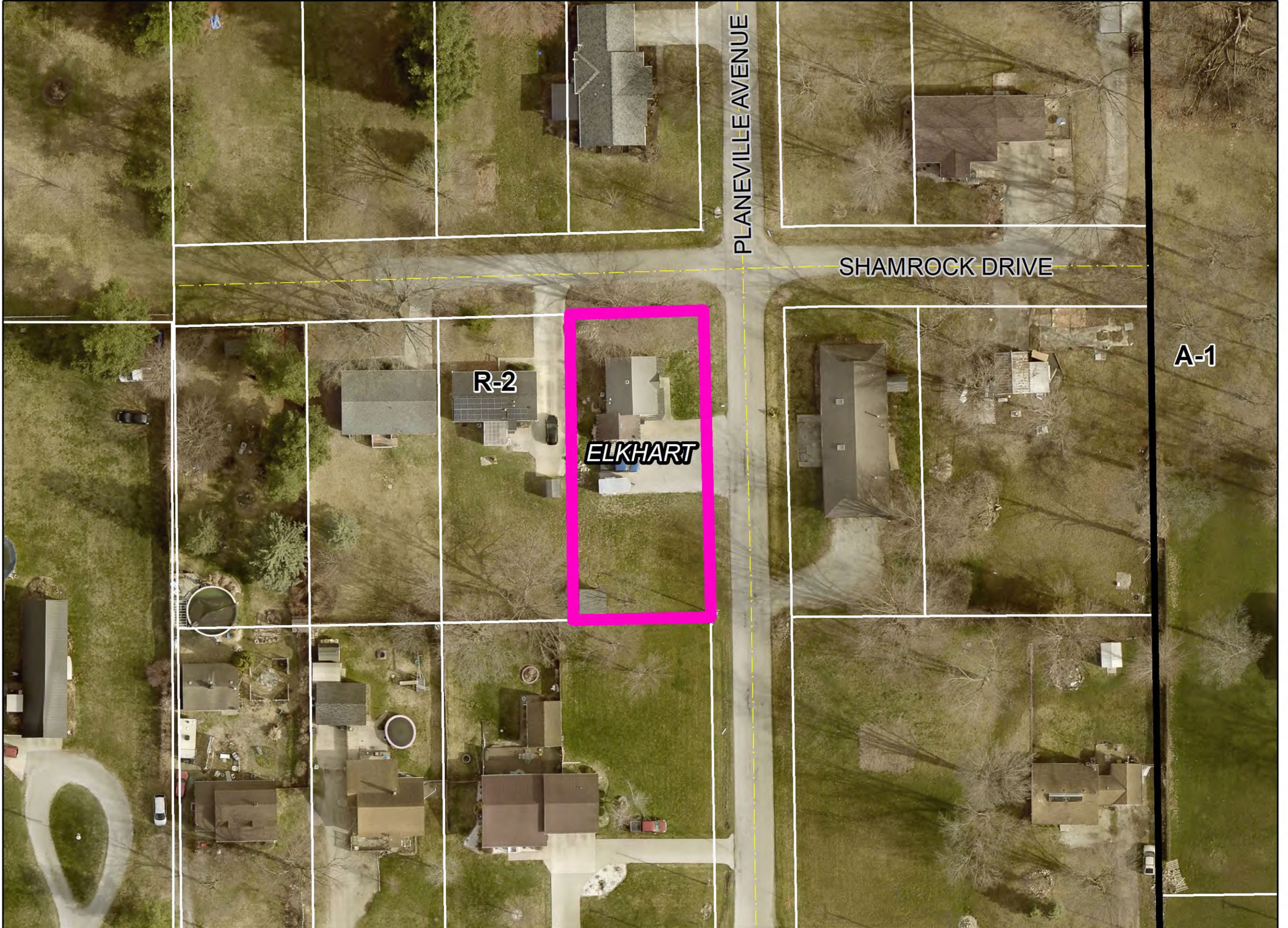
1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. These are existing accessory structures, and the proposed addition will not hinder sight distance.
2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 0.23-acre lot in a moderately dense residential and mixed-use commerce area 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. Without the benefit of the variances, the existing accessory structures would be non-conforming, and the proposed addition could not be constructed.

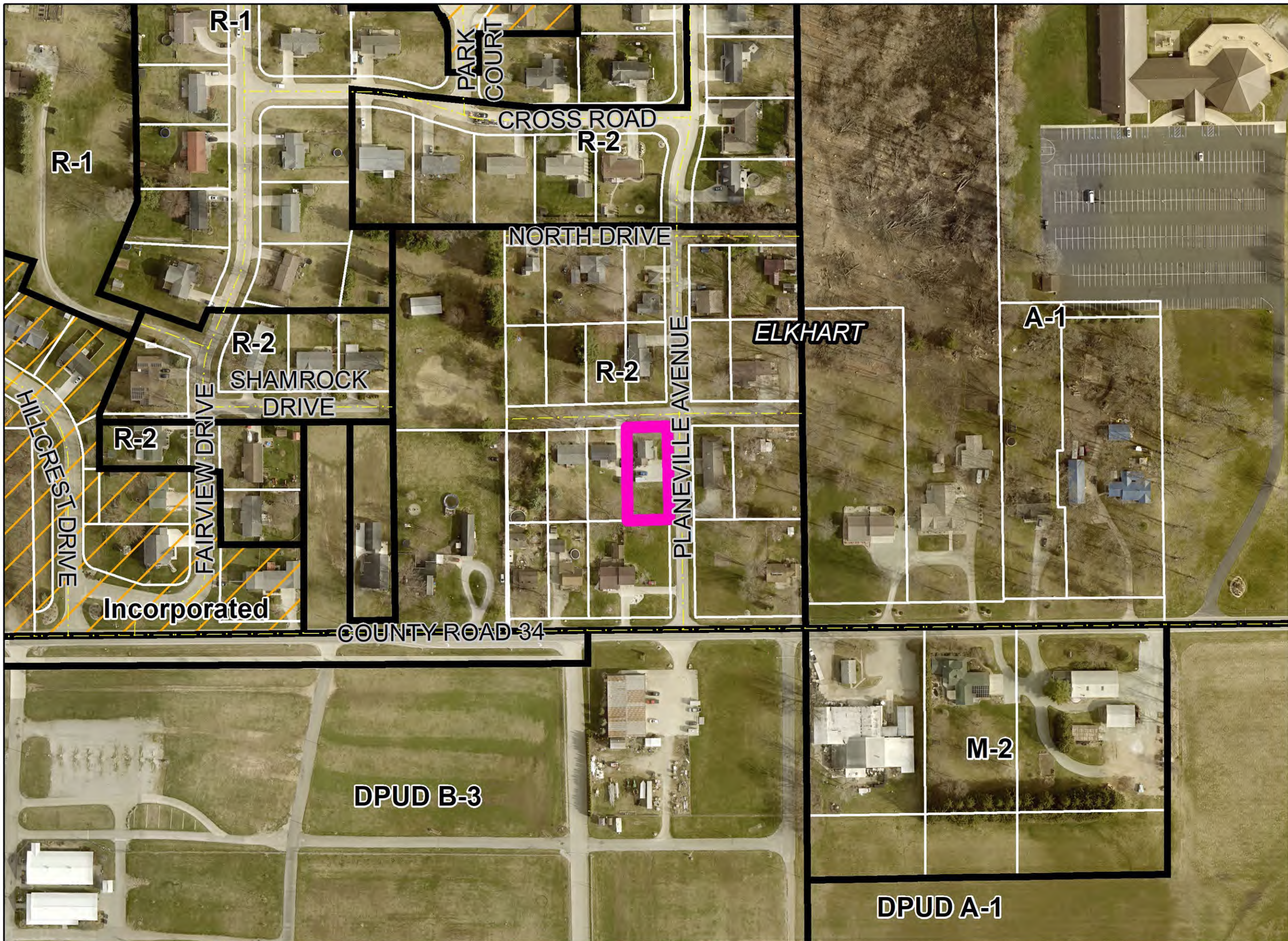
# *Hearing Officer Staff Report (Continued)*

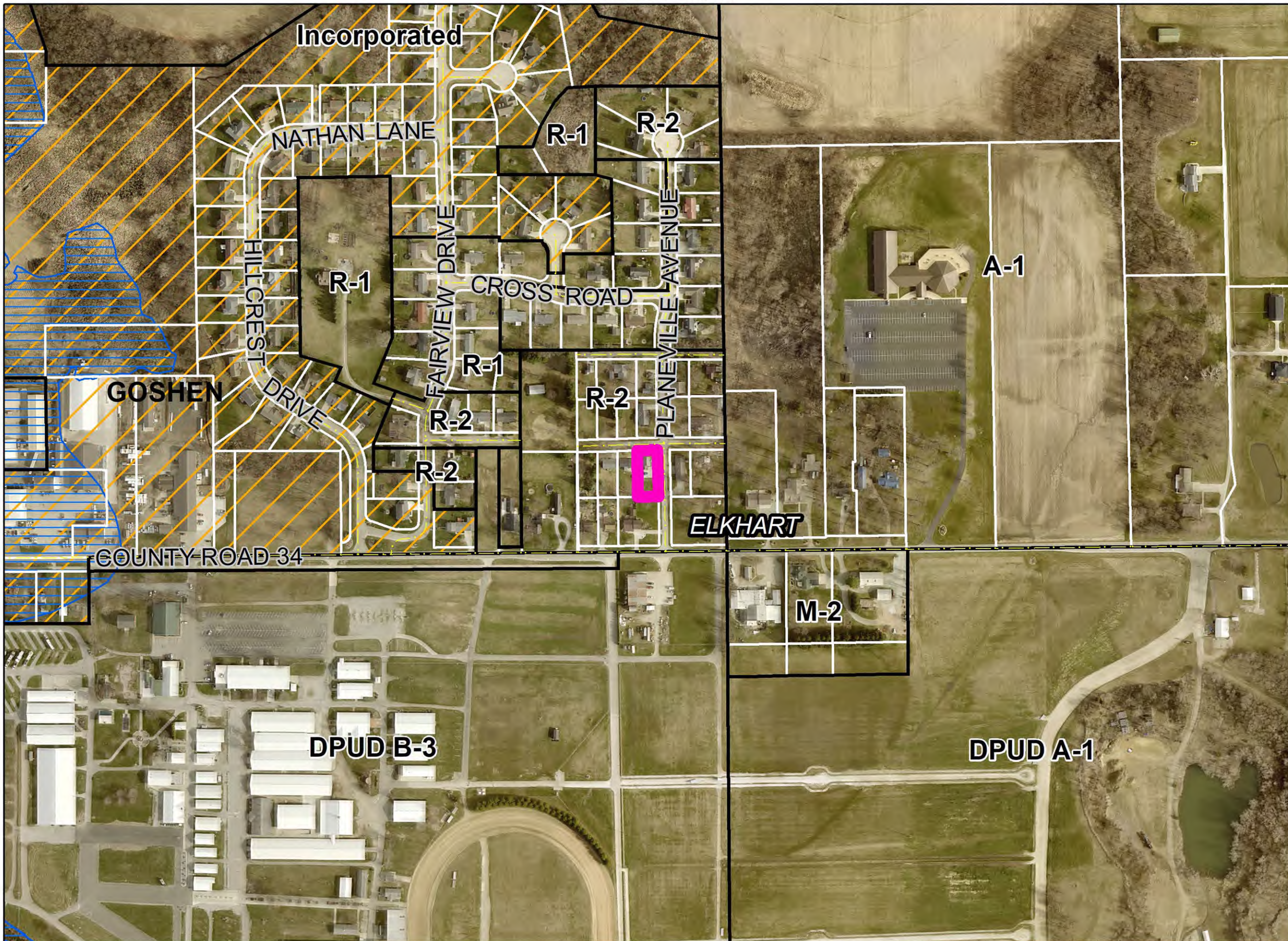
*Hearing Date:* March 19, 2025

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 2/14/2025) and as represented in the Developmental Variance application.









**Subject property facing west**





Facing east



Facing north



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

DV-0090-2025

Developmental Variance - Developmental Variance

Date: 02/14/2025

Meeting Date:

March 19, 2025

Board of Zoning Appeals Public Hearing

Transaction #:

DV-0090-2025

Description: for a 12 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the construction of an attached garage 38 ft. ft. from the centerline of the right-of-way of Plainville Ave., for a 3 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an existing shed 2 ft. ft. from the south side of property line, for a 8 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for an existing shed 2 ft. from the rear property line for a 10 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an existing residence 40 ft. ft. from the centerline of the right-of-way of Shamrock Dr.

Contacts: Applicant

E.B.A. Roofing And  
Construction  
89 Twelfth Rd  
Bourbon, IN 46504

Authorized Agent

E.B.A. Roofing And  
Construction  
89 Twelfth Rd  
Bourbon, IN 46504

Builder

E.B.A. Roofing And  
Construction  
89 Twelfth Rd  
Bourbon, IN 46504

Land Owner

Jessica N. Miller  
62939 Planeville Ave  
Goshen, IN 46528

Site Address: 62939 Planeville Ave  
Goshen, IN 46528

Parcel Number:

20-11-11-379-011.000-014

Township: Elkhart

Location: Southwest corner of Planeville Ave. & Shamrock Dr., 260 ft. North of CR 34

Subdivision: PLANE VIEW HOMES

Lot # 9

Lot Area: 0.23 Frontage: 153.80

Depth: 66.00

Zoning: R-2

NPO List: 03/03/2025

Present Use of Property: RESIDENTIAL

Legal Description:

Comments: STORAGE EQUATION DWELLING 1344 SF X 110% = 1478 SF MINUS SHED 120 SF MINUS ATT. GARAGE 260 SF MINUS PROPOSED GARAGE = 118 SF LEFTOVER BUILDABLE STORAGE.

Applicant Signature:

Department Signature:

Application

Site address: 62939 Plainville Ave

Parcel number(s): \_\_\_\_\_

Current property owner

Name: Jessica Miller

Address: 62939 Plainville Ave

Phone: 574-238-6834 Email: stumpj88@yahoo.com

Other party  Agent  Buyer  Land contract purchaser  Lessee

Name: E.B.A. Roofing & Construction Jeremiah Miller

Address: 89 12th Rd Bourbon IN 46504

Phone: 1-574-342-9090 Email: Ebaroofingandconstruction@gmail.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: Jeremiah Miller

Staff Use Only

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Parcel creation date: N/A

Subdivision required?  Y  N If yes,  AS  Minor  Major

Residential accessory breakdown, if applicable: yes

Location: N S E W corner side end of Plainville Ave  
NW Corner ft. N S E W of Shawrock  
in Elkhart Township

Frontage: 153.83 Depth: 66 Area: .232 acres

Subdivision and lot number, if applicable: Plain View Homes Lot 9

Present use: Residential

Developmental Variance — Questionnaire

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

1) Tell us what you want to do. Add garage to house 28'w x 35'L x 9'sidewalls

2) Tell us why you can't change what you're doing so you don't need a variance. \_\_\_\_\_

3) Tell us why the variance won't hurt your neighbors or the community. \_\_\_\_\_

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

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: 28'w x 35'L x 9'sidewalls 14'  
Tell us what you'll use it for. Cold 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  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

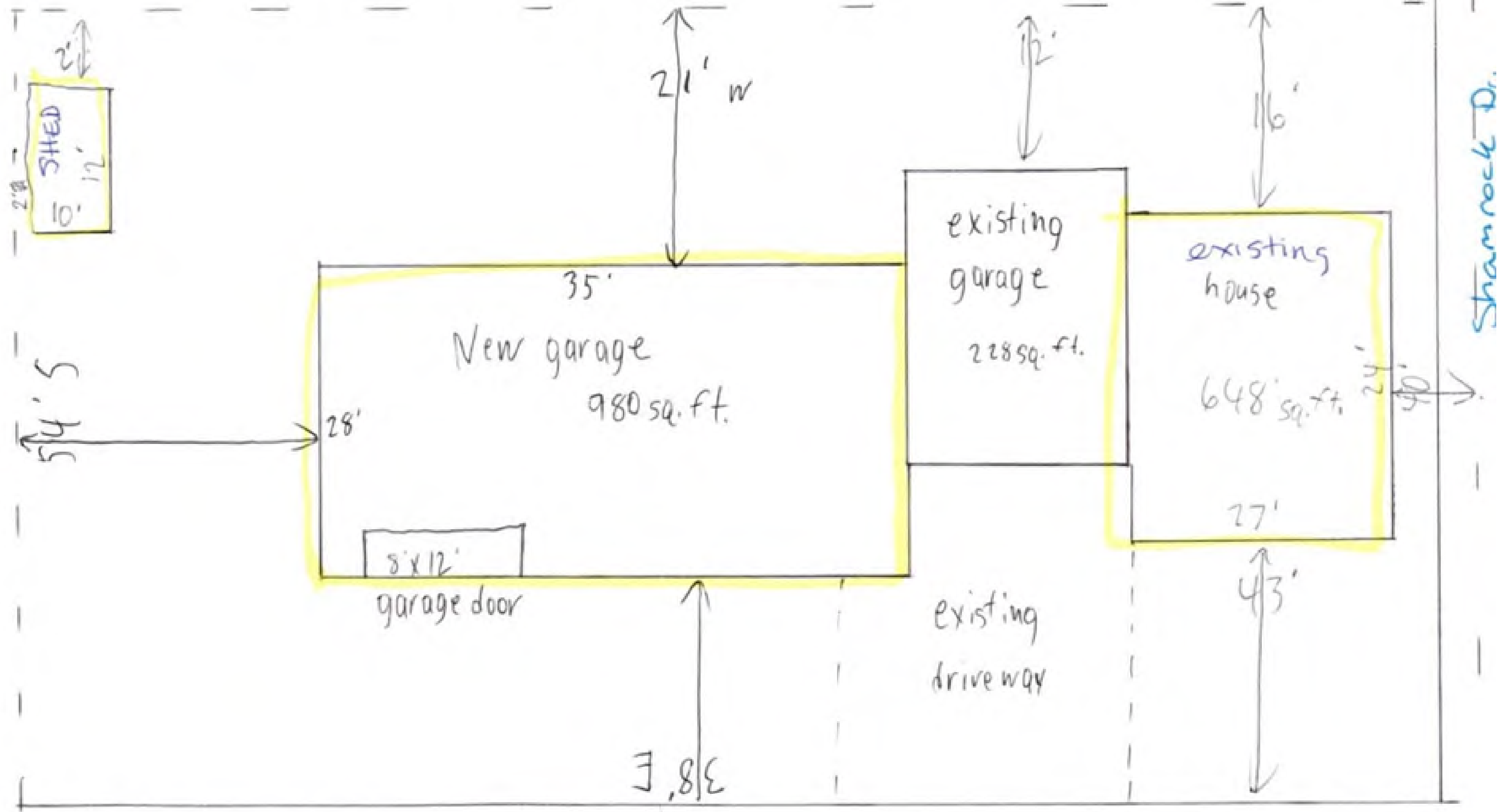
8) Does the application include a variance for parking spaces?  Y  N  
If yes, tell us how many total there will be. \_\_\_\_\_

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

1255124  
2939 Plainville Ave  
Joshua IV



FEB 14 2025



Rd. Plainville Ave

Stamrock Dr.

# *Hearing Officer Staff Report*

*Prepared by the Department of Planning and Development*

*Hearing Date:* March 19, 2025

*Transaction Number:* DV-0091-2025.

*Parcel Number(s):* 20-15-21-300-006.000-018.

*Existing Zoning:* A-1.

*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 an addition to an existing residence 52 ft. from the centerline of the right-of-way of CR 50.

*Petitioner:* Derrick J. Ropp.

*Location:* Southwest corner of CR 50 & SR 15, in Jackson Township.

***Site Description:***

- Physical Improvement(s) – Residence and accessory structure.
- Proposed Improvement(s) – House addition.
- Existing Land Use – Residential.
- Surrounding Land Use – Residential, mixed-use industrial, and 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. The proposed additions will not extend further into the setbacks than the existing house and will not hinder sight distance for SR 15 and CR 50.
2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 1.027-acre parcel in a low-density residential, mixed-use industrial, and agricultural area and the parcel 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 variances, the proposed additions could not be constructed.

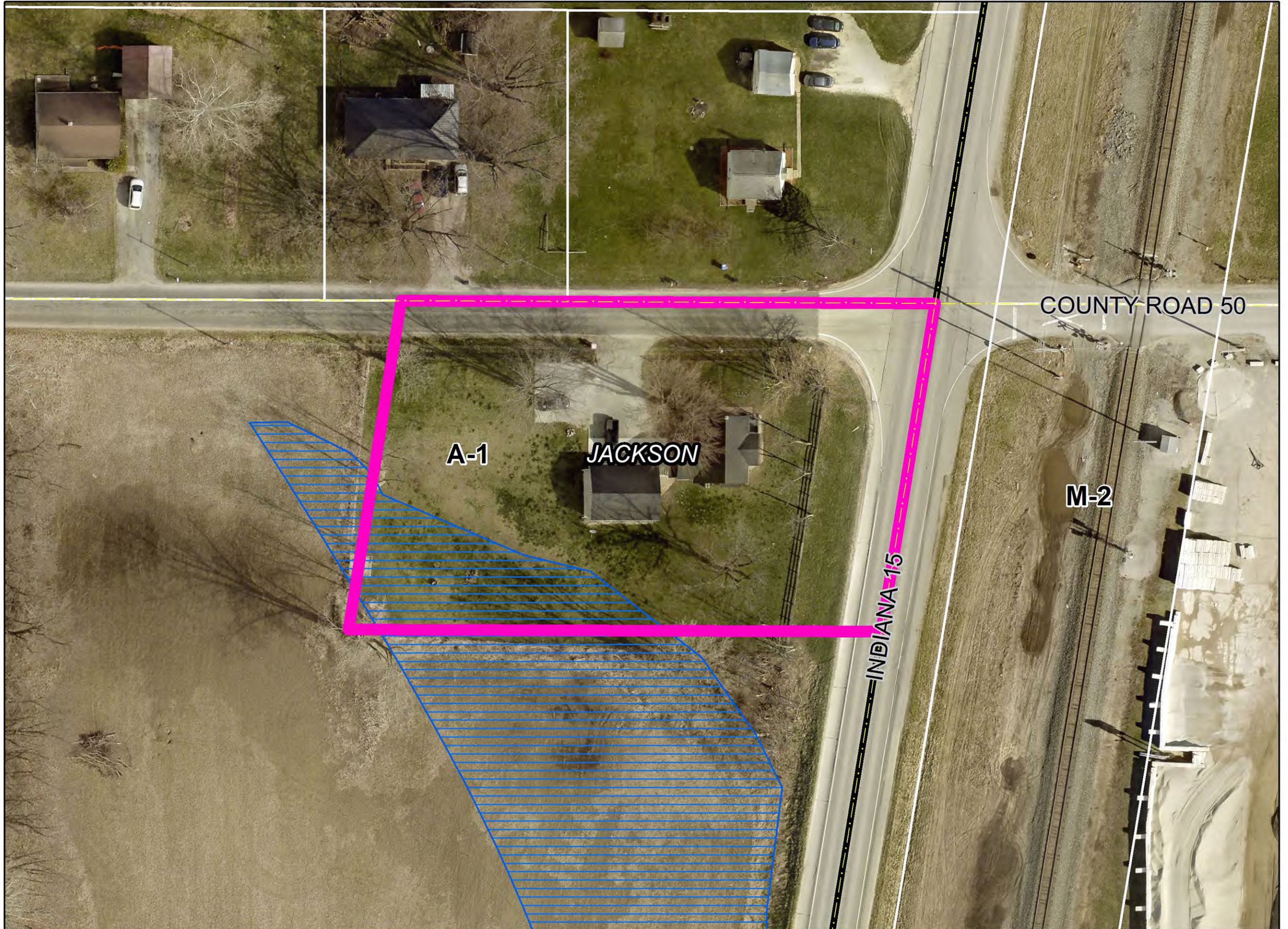


# *Hearing Officer Staff Report (Continued)*

*Hearing Date:* March 19, 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 2/14/2025) and as represented in the Developmental Variance application.



COUNTY ROAD 50

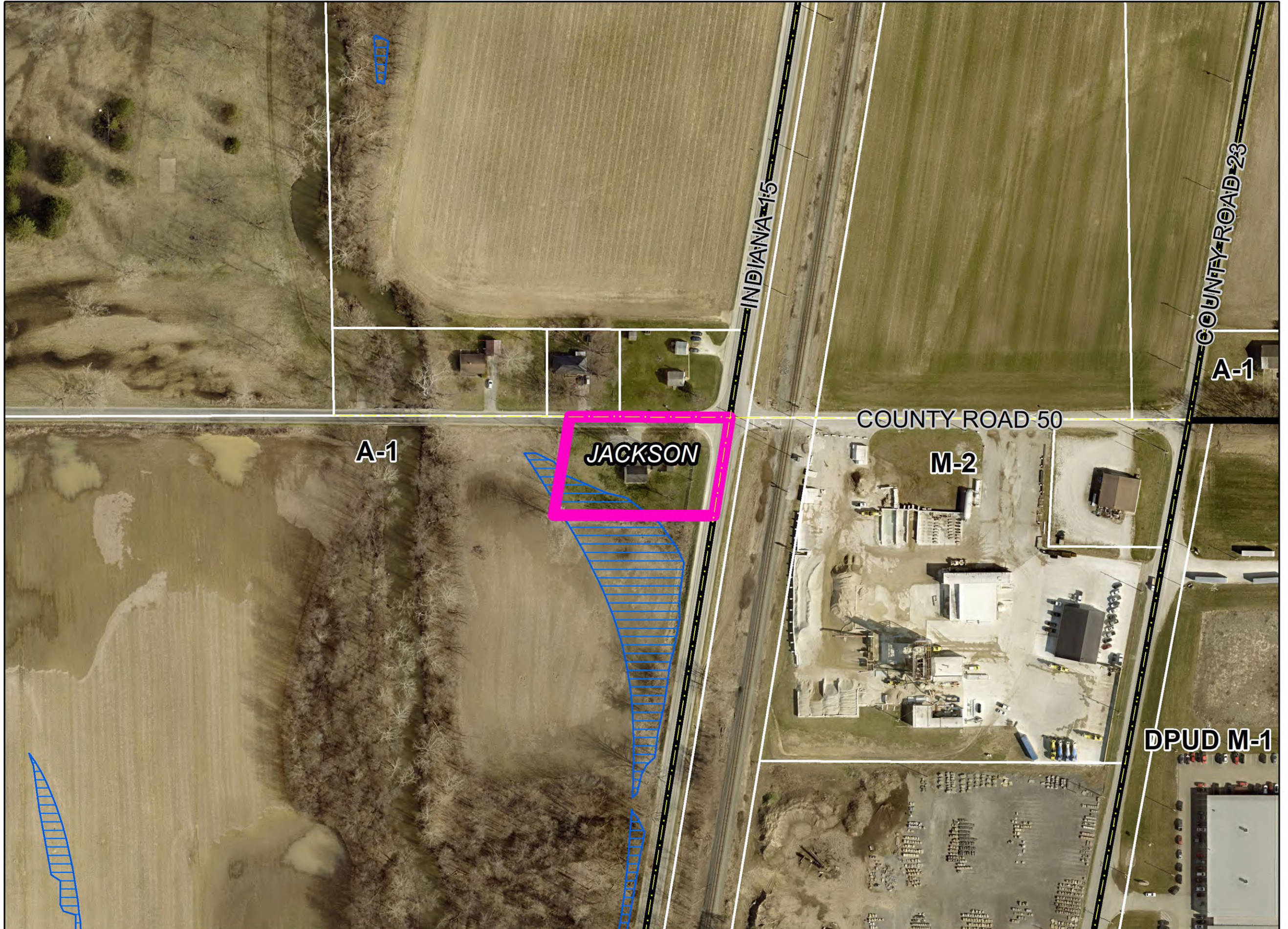
A-1

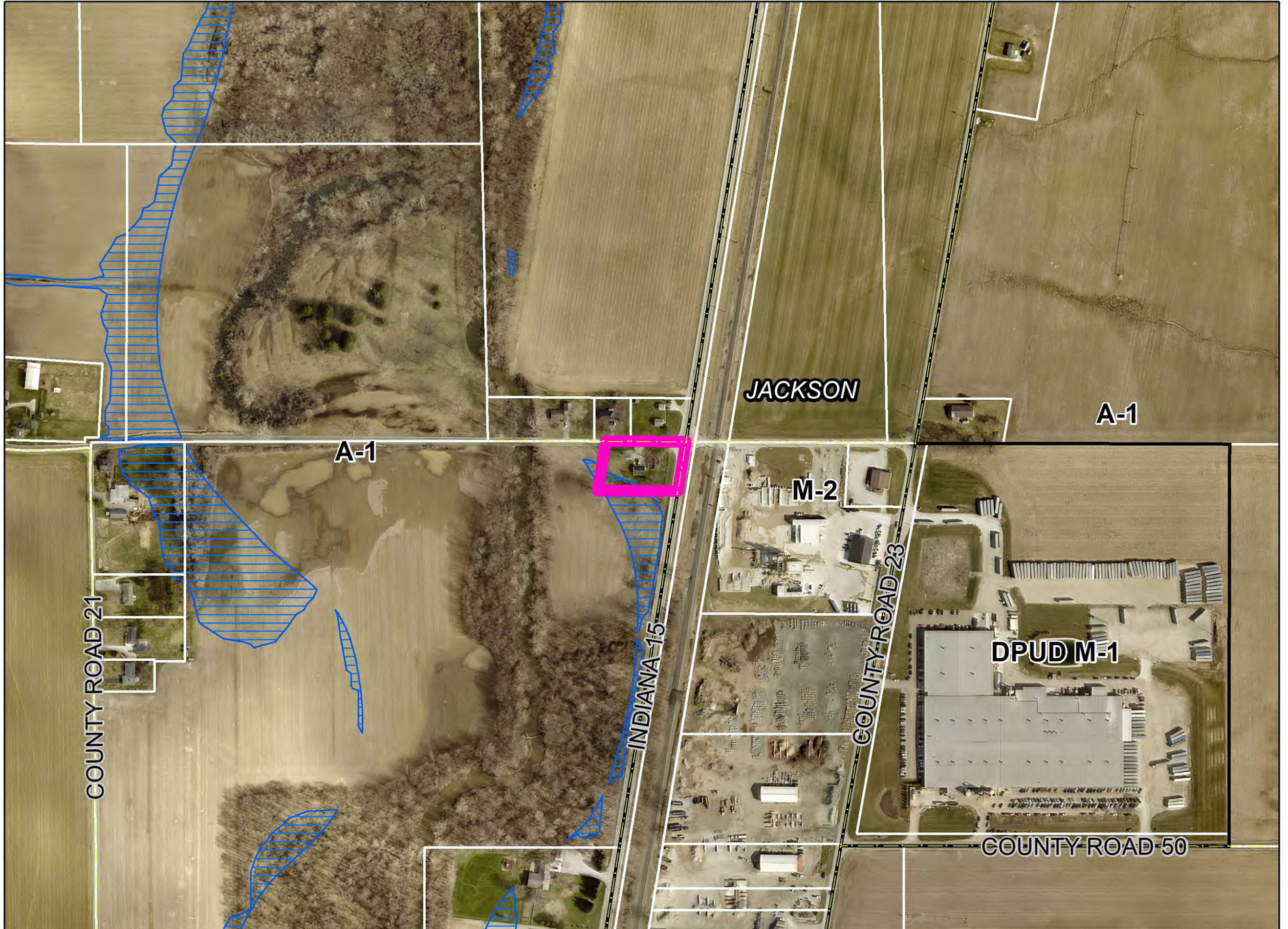
JACKSON

M-2

INDIANA 15









**Subject property facing south**



Facing north



Facing east



Facing west



# 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-0091-2025

Date: 02/14/2025 Meeting Date: March 19, 2025  
Board of Zoning Appeals Public Hearing Transaction #: DV-0091-2025

Description: 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 center line 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 center line of the right-of-way of CR 50.

<u>Contacts: Applicant</u>	<u>Authorized Agent</u>	<u>Land Owner</u>
E.B.A. Roofing And Construction 89 Twelfth Rd Bourbon, IN 46504	E.B.A. Roofing And Construction 89 Twelfth Rd Bourbon, IN 46504	Derrick J Ropp 19650 Cr 50 New Paris, IN 46553

Site Address: 19650 County Road 50 New Paris, IN 46553	Parcel Number: 20-15-21-300-006.000-018
---	---

Township: Jackson  
Location: Southwest Corner Of County Road 50 & SR 15, 875 FT WEST OF CR 23

Subdivision: N/A	Lot #
------------------	-------

Lot Area: 1.03	Frontage: 375.00	Depth: 235.00
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Zoning: A-1	NPO List: 03/03/2025
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Present Use of Property: RESIDENTIAL

Legal Description:

Comments: PARCEL CREATION DATE: 3/1/62

Applicant Signature:

Department Signature:

Application

Site address: 19650 CR 50

Parcel number(s): 20-15-21-300-006

Current property owner

Name: Derrick Rapp

Address: 19650 CO. Rd. 50 New Paris IN

Phone: 1-574-221-9976

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

Other party

Agent     Buyer     Land contract purchaser     Lessee

Name: E.B.A Roofing & Construction Jeremiah Miller

Address: 89 12th Rd. Bourbon IN 46504

Phone: 1-574-342-9090

Email: Ebaroofingandconstruction@gmail.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: Jeremiah L Miller

Staff Use Only

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

Front set Back

Parcel creation date: 3-1-62

Subdivision required?     Y     N    If yes,     AS     Minor     Major

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

Location: N  S  E  W  corner side end of SR 15 and CR 50,  
875 ft. N S E  W of CR 23,  
in JACKSON Township

Frontage: 140    Depth: 230    Area: 1.027 acres

Subdivision and lot number, if applicable: N/A

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

Developmental Variance — Questionnaire

Name: Derrick Ropp

1) Tell us what you want to do. Add a 8'x9' Nursey to House

2) Tell us why you can't change what you're doing so you don't need a variance. It does not meet setback requirements.

3) Tell us why the variance won't hurt your neighbors or the community. It is not big enough to be noticed

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

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: 8'x9'x12'  
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.  
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.

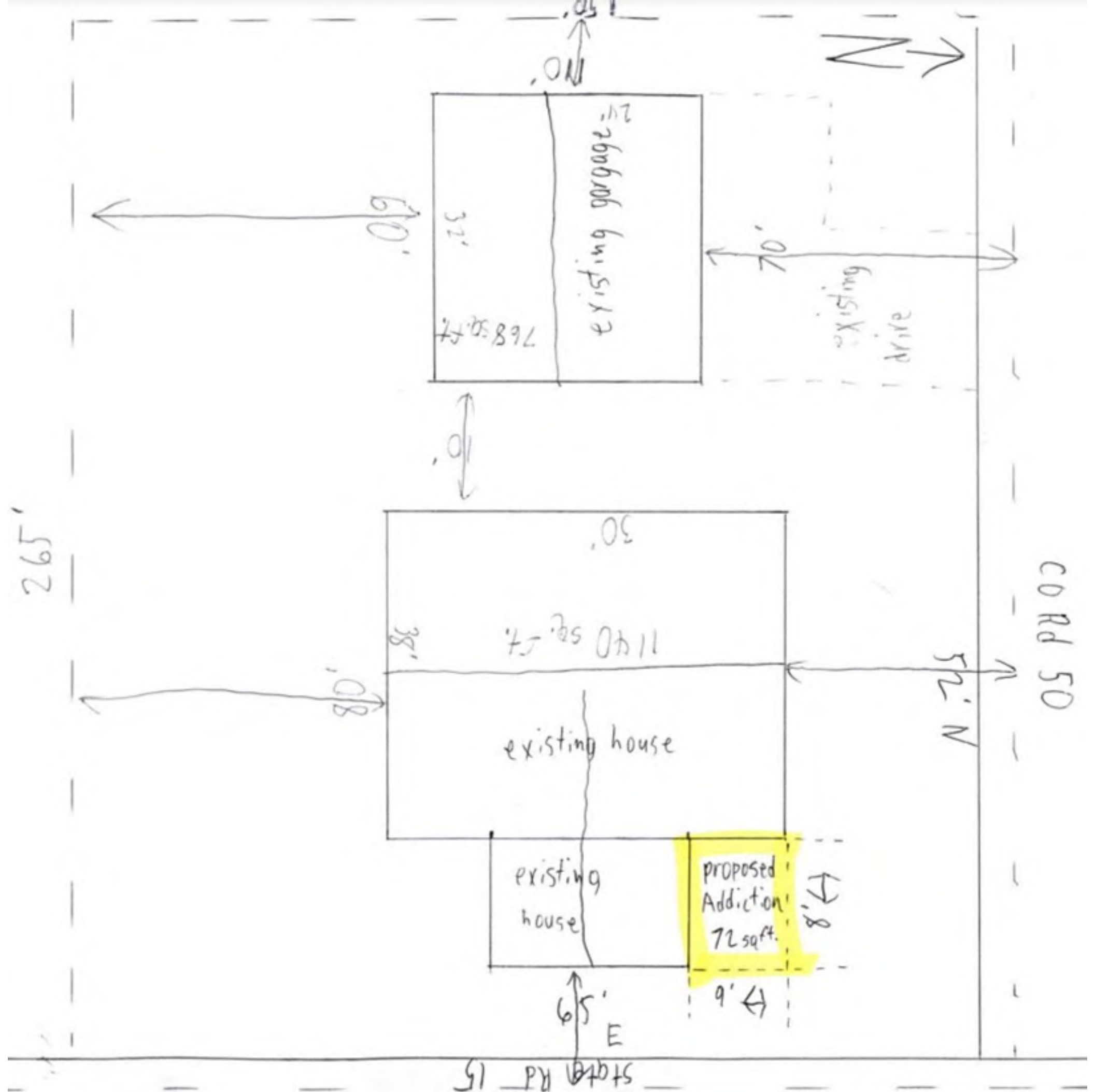
**Sign 1** Dimensions (length and width): \_\_\_\_\_  
Existing?  Y  N Double faced?  Y  N  
Electronic message board?  Y  N If no, lighted?  Y  N  
Freestanding?  Y  N Wall mounted?  Y  N

**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:*** March 19, 2025

***Transaction Number:*** DV-0092-2025.

***Parcel Number(s):*** 20-05-11-303-009.000-001.

***Existing Zoning:*** R-2.

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

***Petitioner:*** David L. Woods.

***Location:*** South side of Cleveland Ave., 450 ft. East of CR 1, in Baugo Township.

***Site Description:***

- Physical Improvement(s) – Residence, shed.
- Proposed Improvement(s) – Accessory structure.
- Existing Land Use – Residential.
- Surrounding Land Use – Residential.

***History and General Notes:***

- **April 18, 2001** – The Hearing Officer approved depth and width variances for lots 1, 12, and 13 of a 13-lot subdivision to be known as Replat of Lots 458–488 and Lots 513–543, Sunset Park. The subject property is lot 12, and lots 1, 12, and 13 are all over 1 acre.

***Staff Analysis:***

Staff finds that:

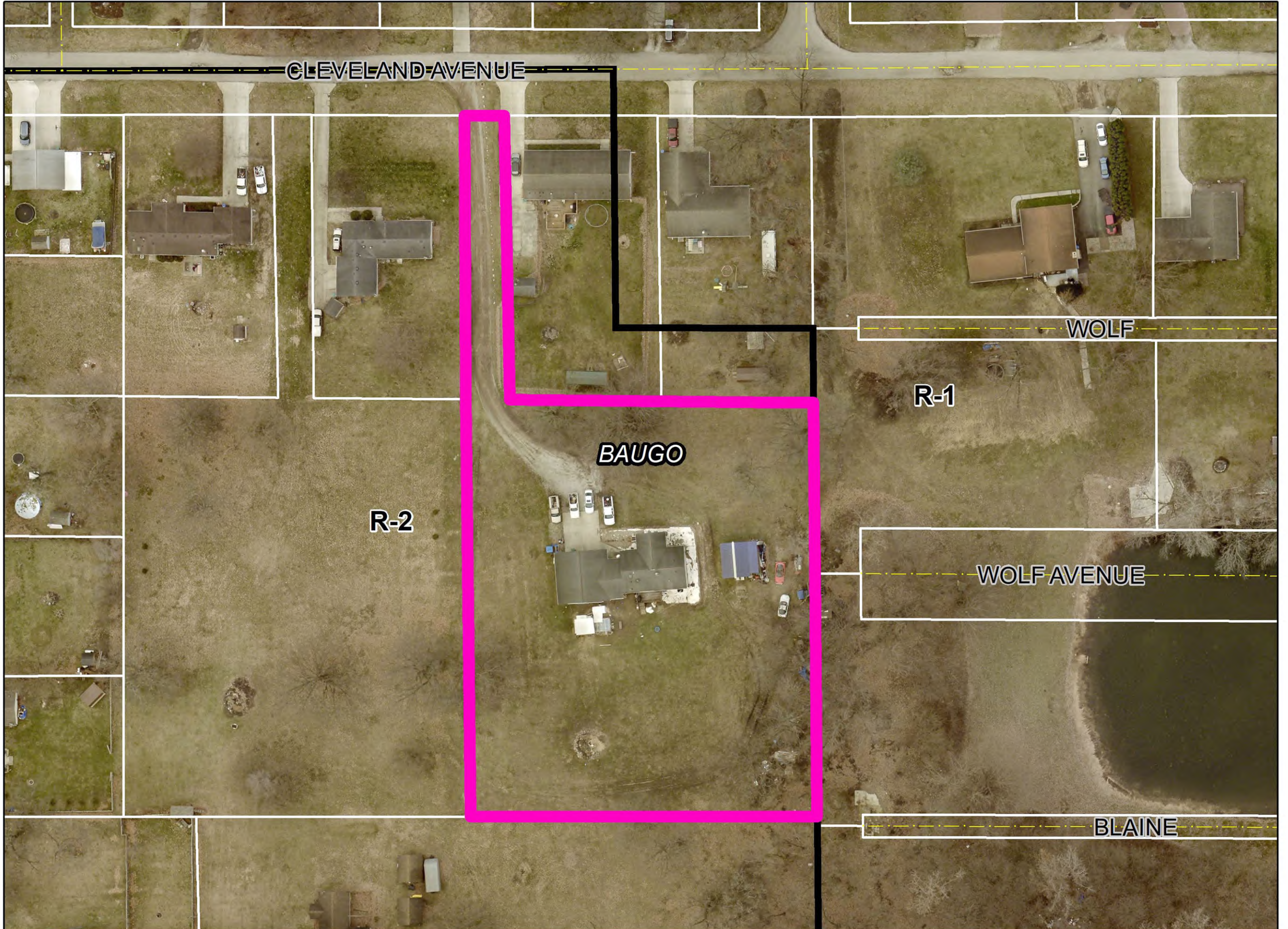
1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. The request is 2,816 sq. ft., or 246 percent, over what is allowed by right, a result of modest home size.
2. Approval of the request will not cause substantial adverse effect on neighboring property. The large size of the 3 interior lots adds separation between any proposed building site on lot 12 and property lines and nearby homes. Lot 12 is 1.5 acres, and the residential character of the neighborhood will not be affected.
3. Strict application of the terms of the Development Ordinance would result in an unnecessary hardship in the use of the property. Application of the normal accessory limit to an unusually large lot for the neighborhood would result in an unnecessary hardship.

# *Hearing Officer Staff Report (Continued)*

*Hearing Date:* March 19, 2025

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 2/14/2025) and as represented in the Developmental Variance application.



CLEVELAND AVENUE

WOLF

R-1

BAUGO

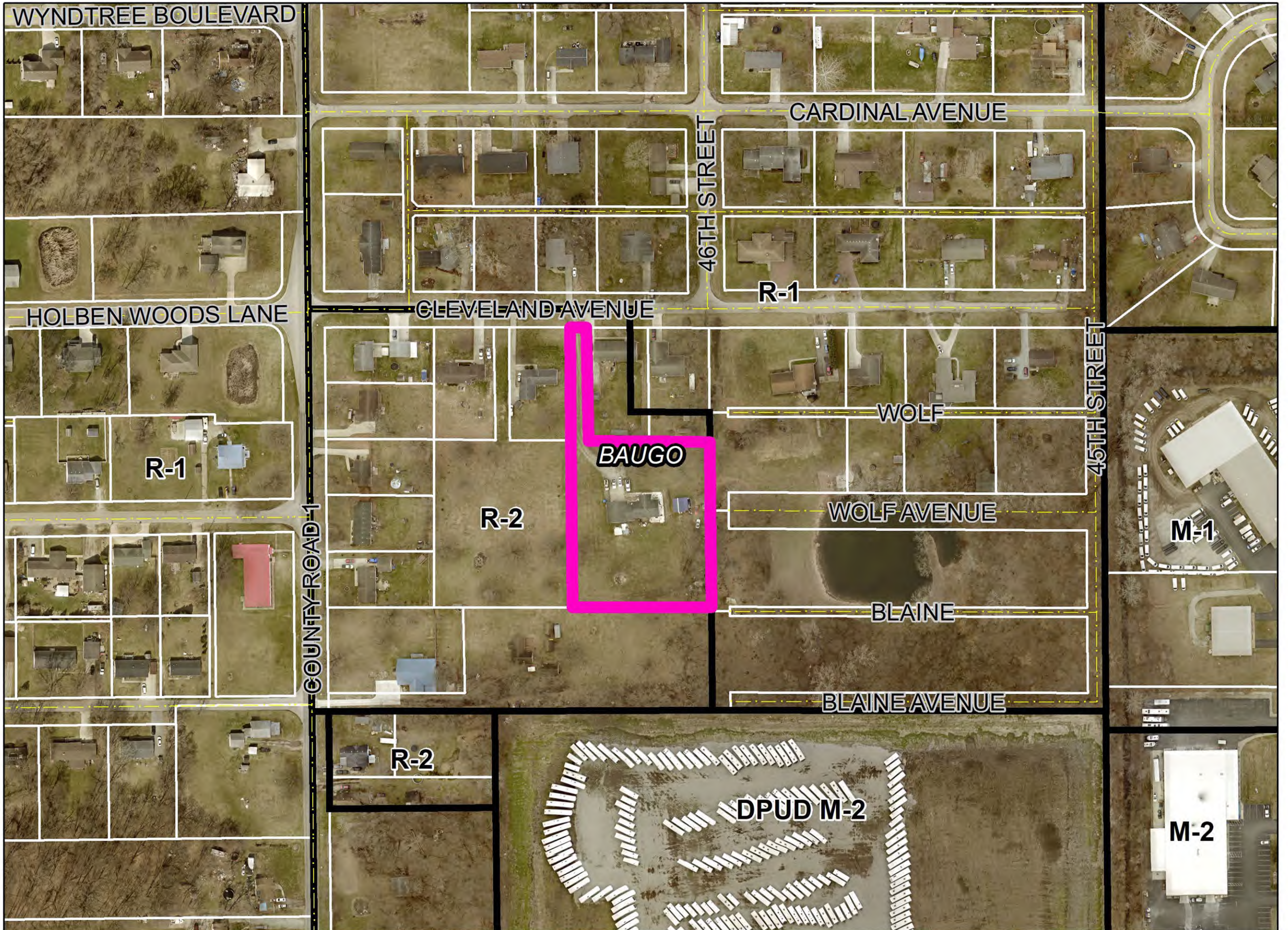
R-2

WOLF AVENUE

BLAINE



DV-0092-2025

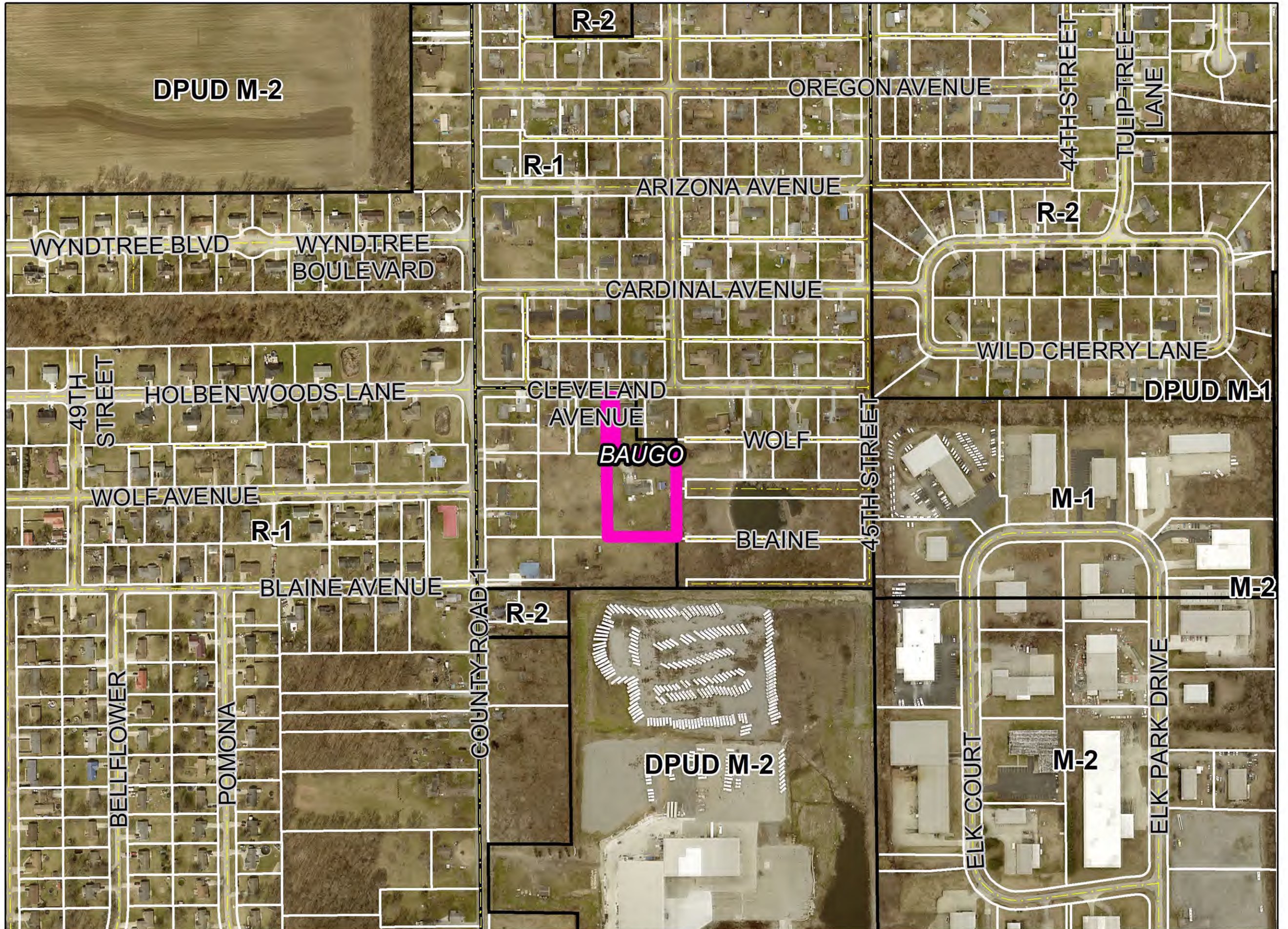


2021 Aerials

1 inch = 200 feet









**Subject property**



Facing east toward build site



Facing east at entrance



Facing west at entrance



**Facing north at entrance**

# 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

DV-0092-2025

Developmental Variance - Developmental Variance

Date: 02/14/2025 Meeting Date: March 19, 2025  
Board of Zoning Appeals Public Hearing Transaction #: DV-0092-2025

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

Contacts: <u>Applicant</u>	<u>Land Owner</u>
David L Woods	David L Woods
29890 Cleveland Ave.	29890 Cleveland Ave.
Elkhart, IN 46516	Elkhart, IN 46516

Site Address: 29890 Cleveland Ave Elkhart, IN 46516	Parcel Number: 20-05-11-303-009.000-001
--	---

Township: Baugo  
Location: South Side Of Cleveland Avenue, 450 ft. East of County Road 1

Subdivision: SUNSET PARK (REPLAT OF LOTS 458-488 & 513-54)	Lot # 12
--	----------

Lot Area: 1.53	Frontage: 26.00	Depth: 275.07
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Zoning: R-2	NPO List: 03/03/2025
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Present Use of Property: RESIDENTIAL

Legal Description:

Comments: STORAGE EQUATION DWELLING 1040 SF X 110% = 1144 MINUS ATT GARAGE 960 SF MINUS SHED 320 SF= -136 MINUS PROPOSED POLE BARN 2560 SF = -NEGATIVE 2696 SF OVER BUILDABLE STORAGE  
SEE SCANNED DOCS FOR TRANSACTION 20011560 FOR A ROAD FRONTAGE DV APPROVED IN APRIL 2001.

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: 29890 Cleveland Ave  
Parcel number(s): 20-05-11-303-009-001

Current property owner

Name: David L Woods  
Address: 29890 Cleveland Ave Elkhart IN 46516  
Phone: 574-361-3668 Email: D.L.W120889@gmail.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 L Woods

Staff Use Only

Description: road frontage and accessory storage overage

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 Cleveland Ave  
450 ft. N  S  E  W of CR1  
in Baugo Township

Frontage: 225.89' Depth: 225.07' Area: 1.533 acres

Subdivision and lot number, if applicable: Lot 12

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



Developmental Variance — Questionnaire

Name: David Woods

) Tell us what you want to do. Build a Police Barn

) Tell us why you can't change what you're doing so you don't need a variance. Because my drive way is ~~only~~ only 26' wide and IT The only Entrance To The Property

) Tell us why the variance won't hurt your neighbors or the community. Because my property IS behind There property, and won't Inconvenience Them in anyway.

) 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

(1) 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: ~~40x16x16~~ ~~40x16x16~~ 40x16x16  
Tell us what you'll use it for. Storage

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

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

) 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. \_\_\_\_\_

) 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

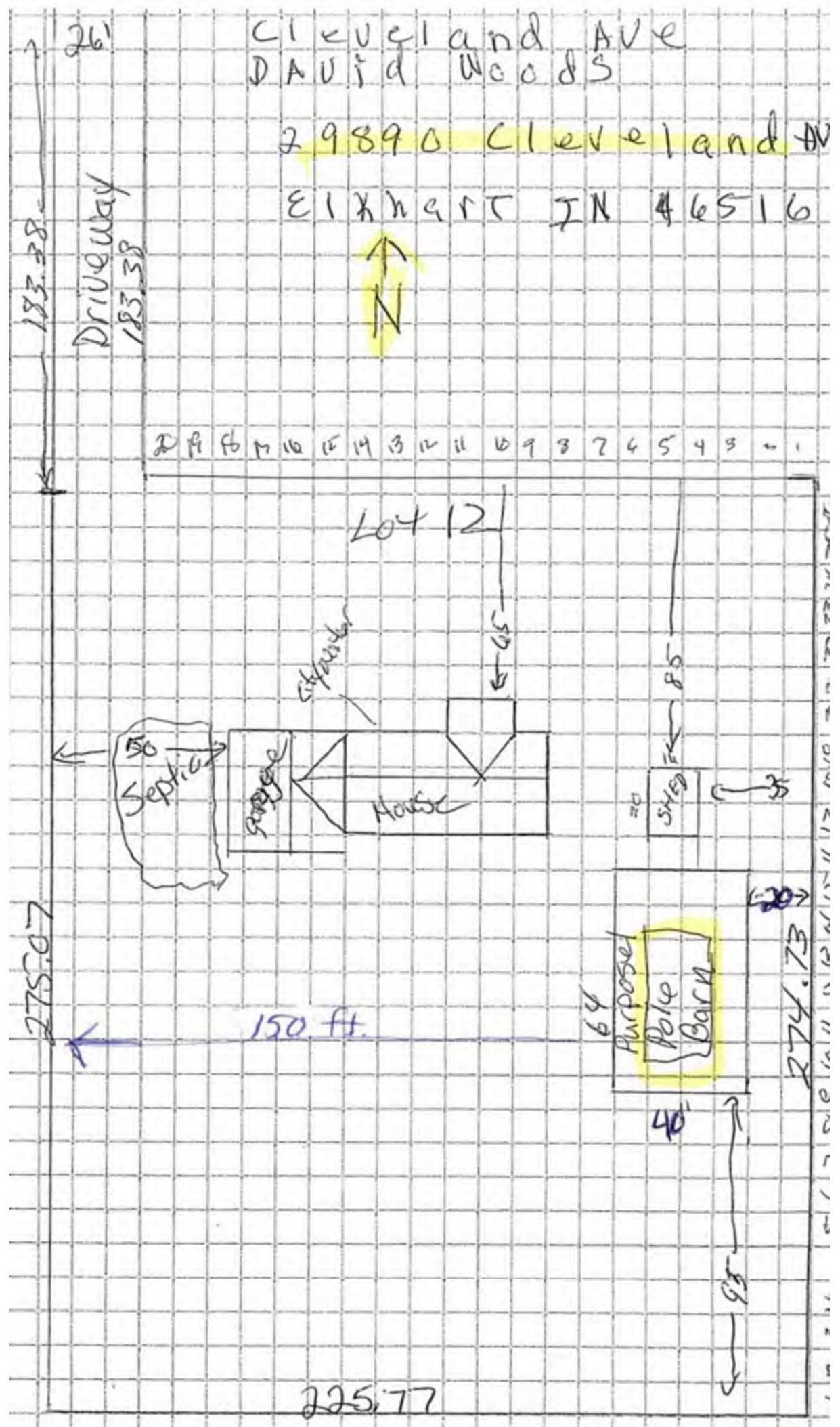
Freestanding?  Y  N Wall mounted?  Y  N

Does the application include a variance for parking spaces?  Y  N

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

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

22.5'  
11.8'



# ***Hearing Officer Staff Report***

*Prepared by the Department of Planning and Development*

***Hearing Date:*** March 19, 2025

***Transaction Number:*** DV-0094-2025.

***Parcel Number(s):*** 20-10-21-476-003.000-016.

***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:*** David W. Imhoff & Emma Imhoff, Trustees of the Imhoff Revocable Living Trust.

***Location:*** North side of CR 38, 730 ft. west of CR 11, in Harrison Township.

***Site Description:***

- Physical Improvement(s) – Residence, shed.
- Proposed Improvement(s) – Accessory structure.
- Existing Land Use – Residential.
- Surrounding Land Use – Residential, agricultural, churches.

***History and General Notes:***

- None.

***Staff Analysis:***

Staff finds that:

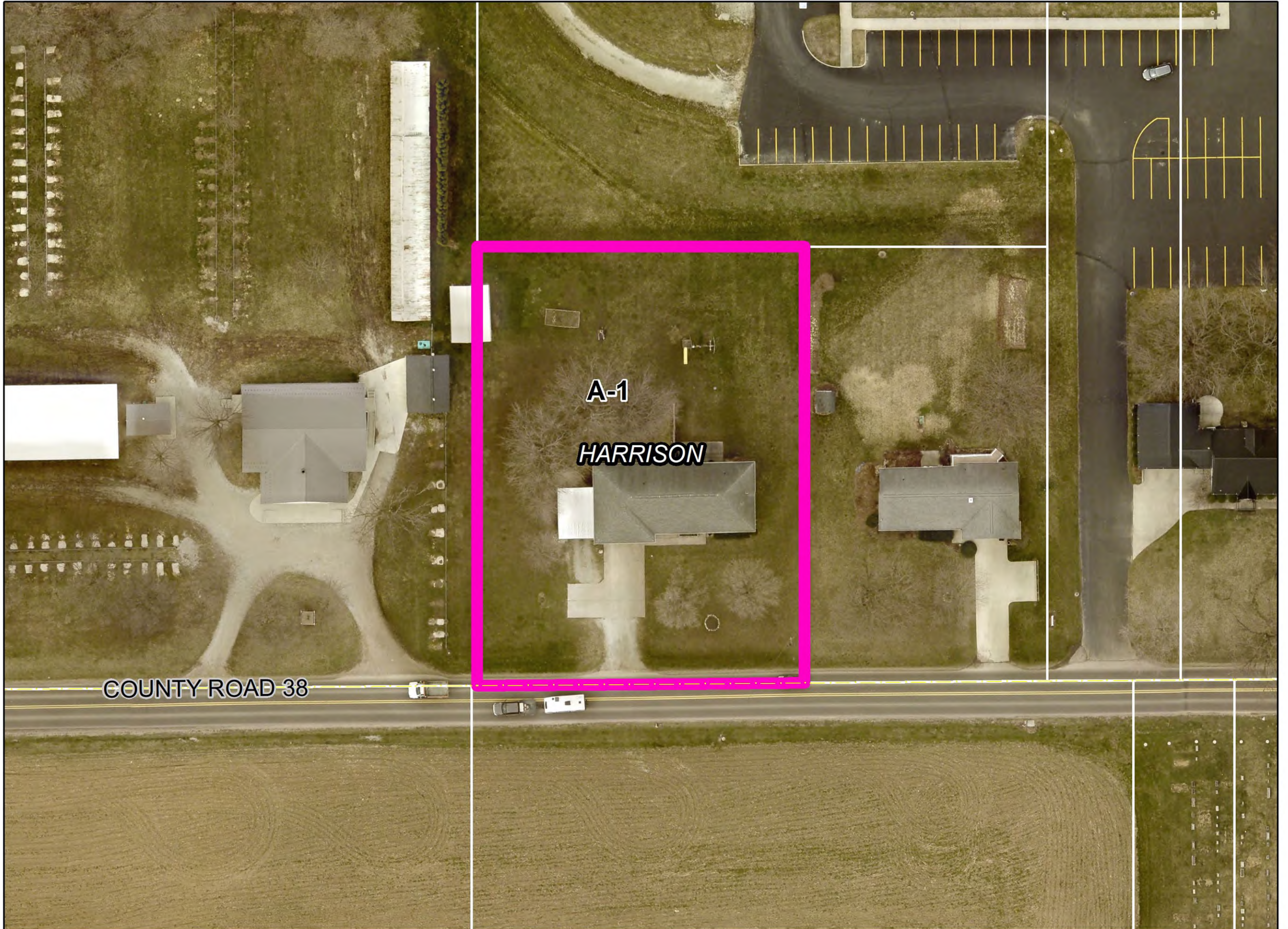
1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. The request is 929 sq. ft., or 55 percent, over what is allowed by right, and the proposed building is well separated from other homes and public right-of-way.
2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 0.79-acre parcel in a low-density residential and agricultural area. Properties to the north and west contain only churches, and the neighborhood will remain residential and agricultural 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 surrounding churches and their accessory structures establish a neighborhood scale greater than that of the proposed structure.

# *Hearing Officer Staff Report (Continued)*

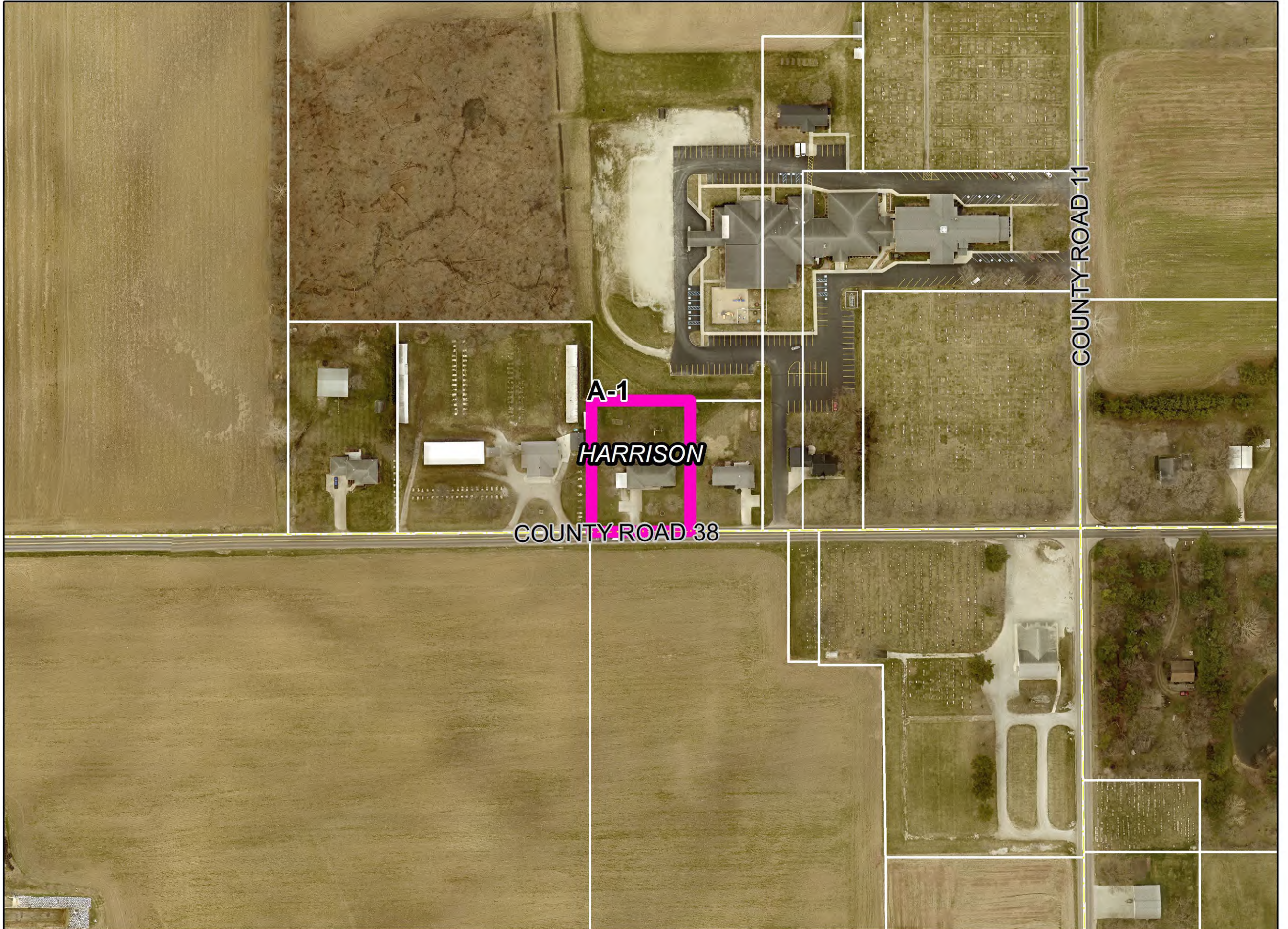
*Hearing Date:* March 19, 2025

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 2/17/2025) and as represented in the Developmental Variance application.



DV-0094-2025







**Subject property**





Facing east



Facing west



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-0094-2025

Date: 02/17/2025

Meeting Date:

March 19, 2025

Board of Zoning Appeals Public Hearing

Transaction #:

DV-0094-2025

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

Contacts: Applicant

Jeryl M. & Monica J. Martin H  
& W  
62054 Cr 9  
Goshen, IN 46526

Authorized Agent

Jeryl M. & Monica J. Martin H  
& W  
62054 Cr 9  
Goshen, IN 46526

Land Owner

David W. & Emma Imhoff  
62480 County Road 9  
Goshen, IN 46526

Site Address: 25135 County Road 38  
Goshen, IN 46526

Parcel Number: 20-10-21-476-003.000-016

Township: Harrison

Location: NORTH SIDE OF CR 38, 730 FT W OF CR 11

Subdivision:

Lot #

Lot Area: 0.79 Frontage: 162.00

Depth: 200.00

Zoning: A-1

NPO List: 03/03/2025

Present Use of Property: RESIDENTIAL

Legal Description:

Comments: STORAGE EQUATION DWELLING 1522 X 110% = 1674 MINUS SHED 416 SF MINUS GARAGE 843 SF = 415 SF MINUS PROPOSED NEW SHED 1344 SF = NEGATIVE 929 SF.  
NOTE PER JERYL MARTIN CARPORT ON ASSESSOR RECORDS IS NO LONGER THERE.  
PARCEL CREATION DATE 11-21-1977

Applicant Signature:

Department Signature:

Application

Site address: 25135 CR38 GOSHEN IN 46526

Parcel number(s): 20-10-21-476-003-016

Current property owner

Name: DAVID & EMMA ZIMHOFF

Address: 62480 CR9 GOSHEN IN 46526

Phone: 574 862-4375

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

Other party

Agent     Buyer     Land contract purchaser     Lessee

Name: SERYL MARTEN

Address: 62054 CR9 GOSHEN IN 46526

Phone: 574-538-1545

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: \_\_\_\_\_



Staff Use Only

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

Parcel creation date: 11-21-1977

Subdivision required?     Y     N    If yes,     AS     Minor     Major

Residential accessory breakdown, if applicable: yes

Location: N S E W corner side end of CR 38  
728 ft. N S E W of CR 11  
in Harrison Township

Frontage: 162    Depth: 200    Area: .79 acres

Subdivision and lot number, if applicable: NA

Present use: Residential

Developmental Variance — Questionnaire

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

1) Tell us what you want to do. 28x48 storage shed

2) Tell us why you can't change what you're doing so you don't need a variance. over 40ft House

3) Tell us why the variance won't hurt your neighbors or the community. No outside storage shed for inside storage

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

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: 28x48 - 17' peak  
Tell us what you'll use it for. storage shed  
**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. \_\_\_\_\_

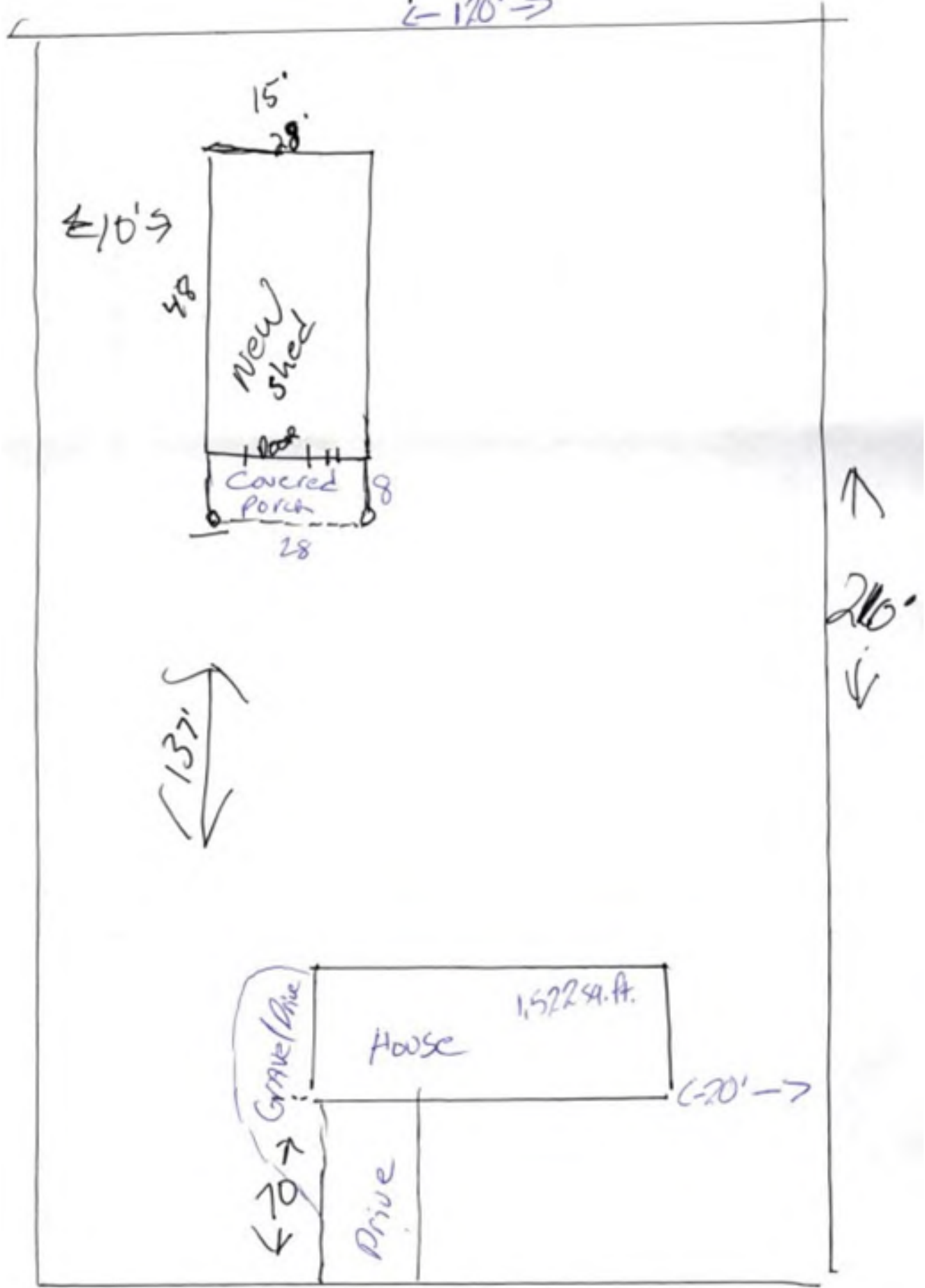
6) Does the application include a variance for a residence on property with no road frontage?  Y  N  
If yes, fill out below.  
Is the easement existing?  Y  N If the easement is existing, is it recorded?  Y  N  
Tell us who owns (will own) the land under the easement. \_\_\_\_\_  
Tell us how many parcels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

NORTH  
← 120' →



CR38

# *Hearing Officer Staff Report*

*Prepared by the Department of Planning and Development*

*Hearing Date:* March 19, 2025

*Transaction Number:* DV-0097-2025.

*Parcel Number(s):* 20-02-08-480-022.000-026.

*Existing Zoning:* R-2.

*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.

*Petitioner:* Douglas James Ford & Paula M. Ford, Husband & Wife.

*Location:* South side of North Shore Dr., 100 ft. east of Bell Ave., east of SR 19, in Osolo Township.

***Site Description:***

- Physical Improvement(s) – Residence.
- Proposed Improvement(s) – Attached garage with second-floor living space.
- 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. Both the established residential density and the proposed project 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. All neighboring properties on this portion of North Shore Dr. contain front setback encroachments. This is a 0.264-acre lot 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. Strict application would prevent an addition that matches and does not exceed the scale of the neighborhood.

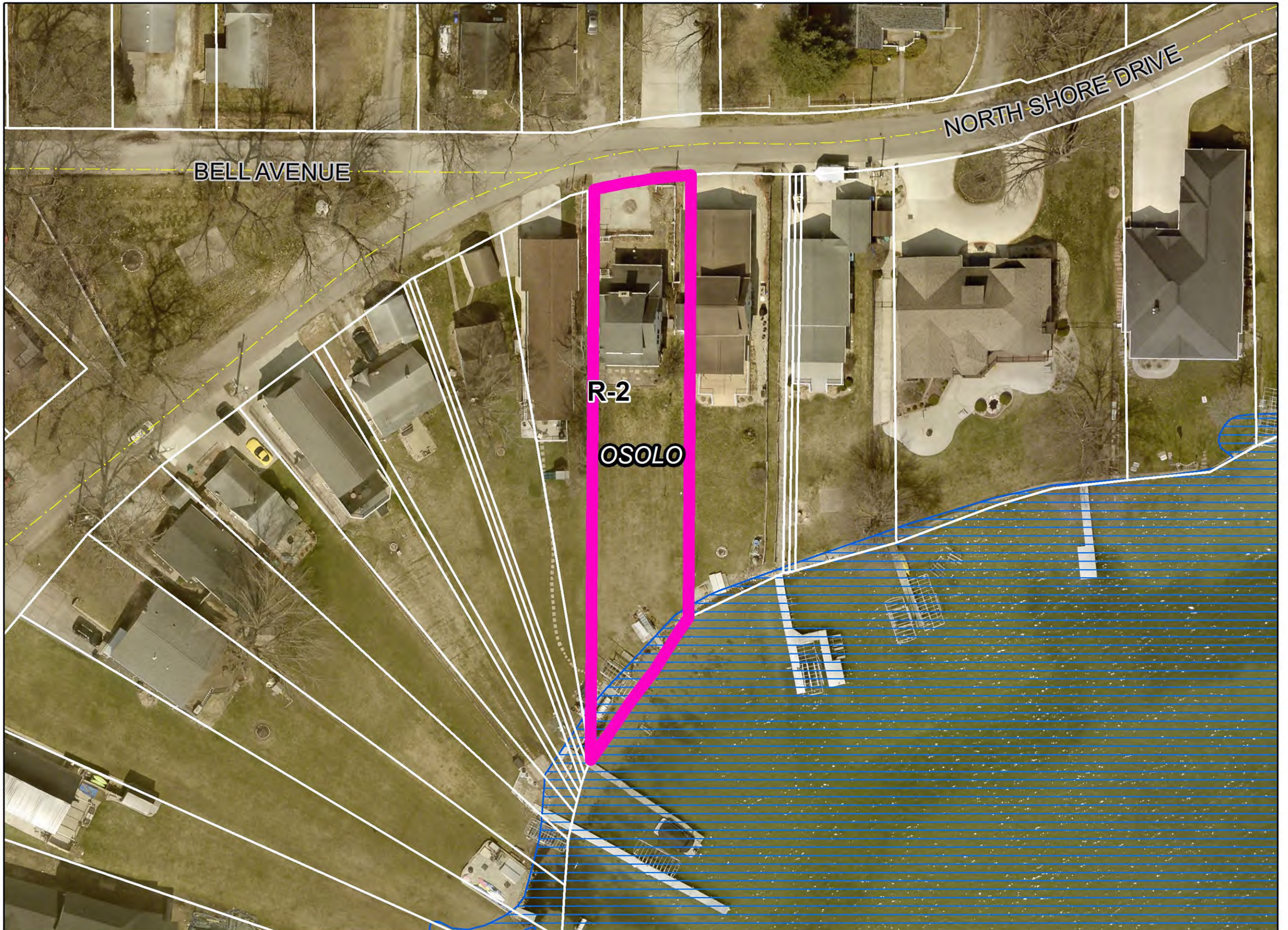


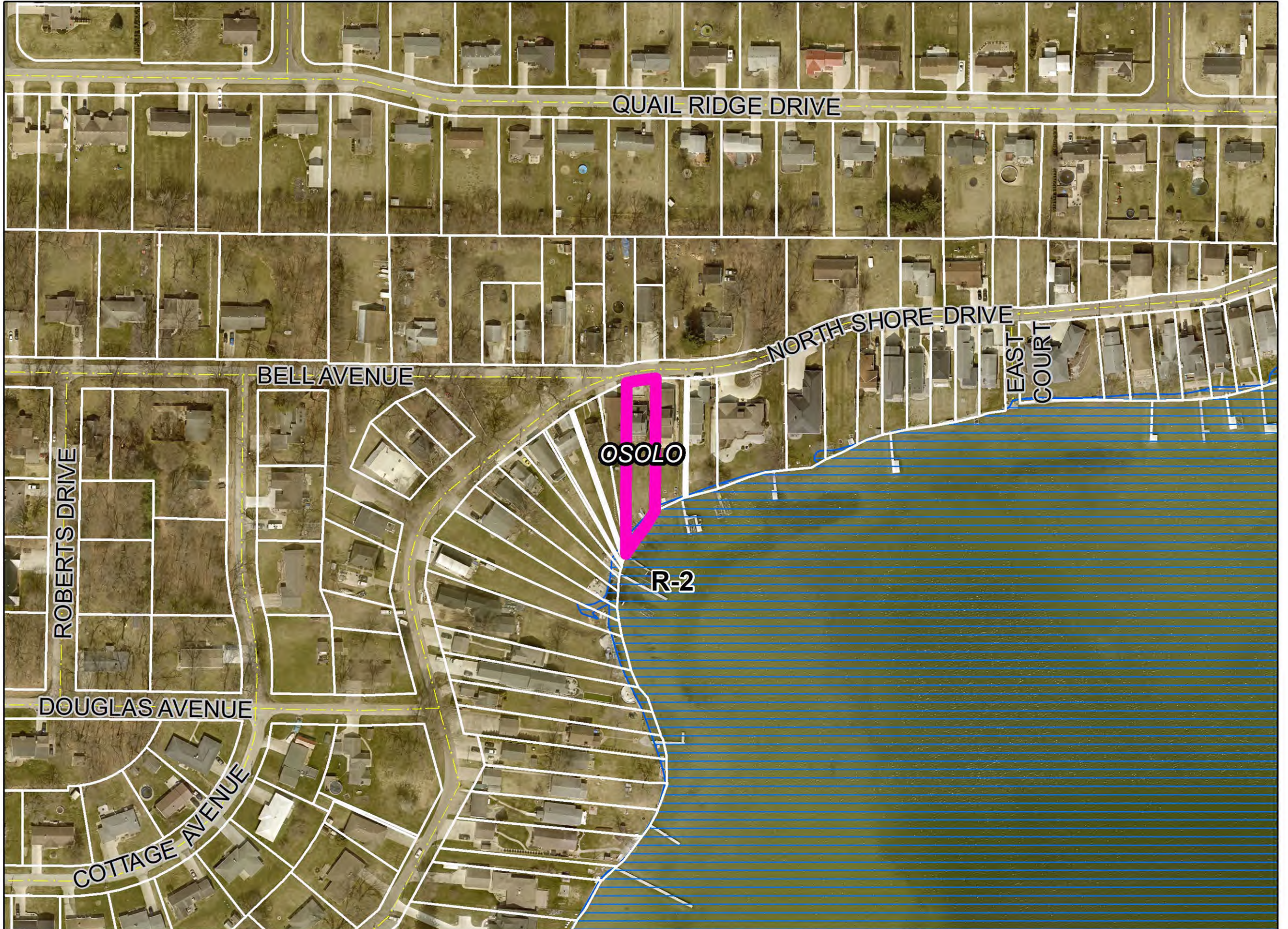
# *Hearing Officer Staff Report (Continued)*

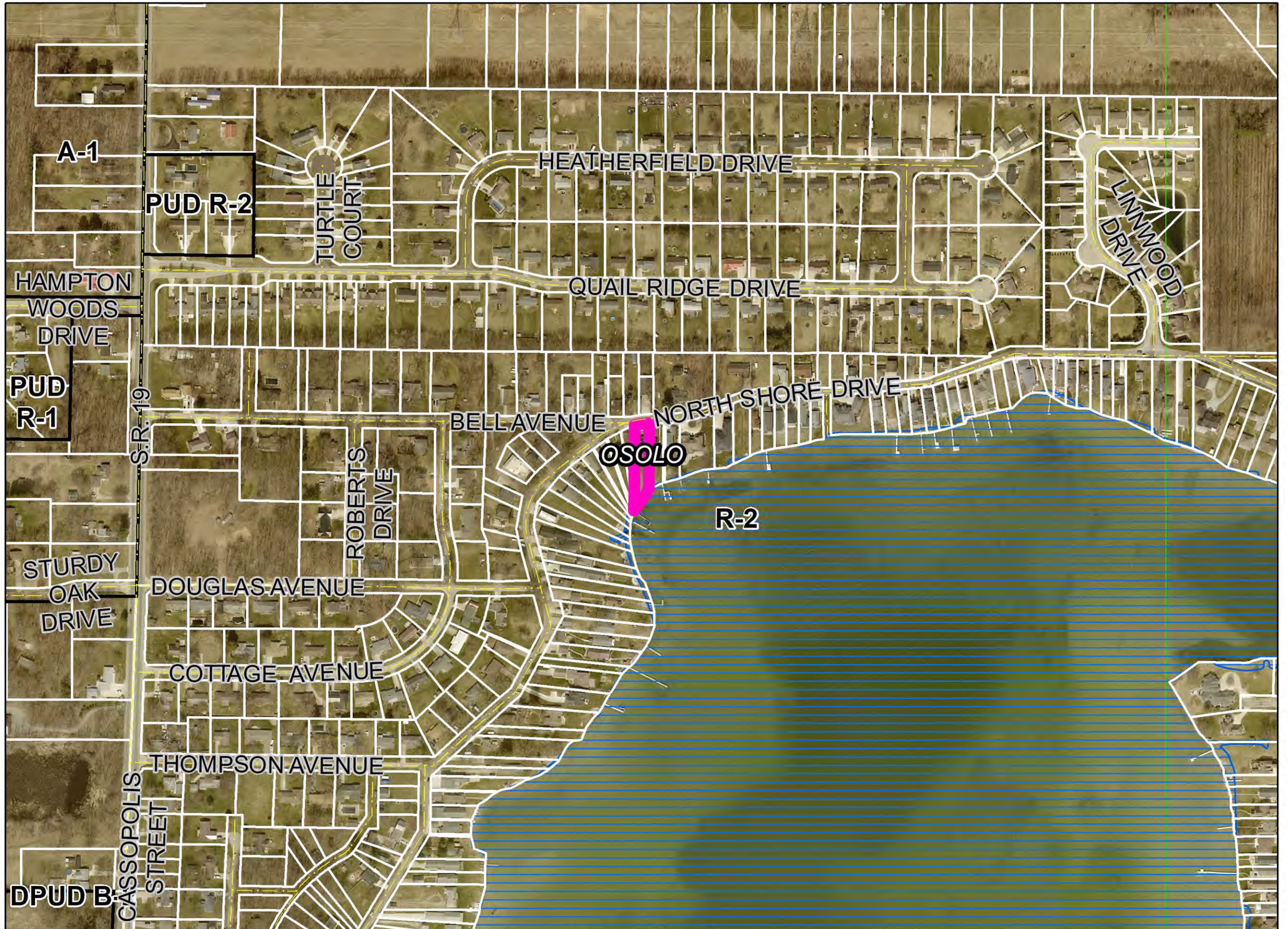
*Hearing Date:* March 19, 2025

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. A revised site plan must be submitted for staff approval showing (1) the addition setback from centerline, (2) the addition width, and (3) all side setbacks of the addition, existing home, and attached deck.
3. The request is approved in accordance with the revised site plan to be submitted for staff approval and as represented in the Developmental Variance application.









**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

Developmental Variance - Developmental Variance

DV-0097-2025

Date: 02/17/2025 Meeting Date: March 19, 2025  
Board of Zoning Appeals Public Hearing Transaction #: DV-0097-2025

Description: for a 22 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the construction of an attached garage 28 ft. from the center line of the right-of-way

<u>Applicant</u>	<u>Authorized Agent</u>	<u>Land Owner</u>	<u>Land Owner</u>
Luxe Homes In 13841 Lexington Circle N. Granger, IN 46530	Luxe Homes In 13841 Lexington Circle N. Granger, IN 46530	Douglas James Ford And Paula M. Ford, Husband And Wife 344 Taylor Ave Glen Ellyn, IL 60137	Douglas James Ford And Paula M. Ford, Husband And Wife 26096 North Shore Dr Elkhart, IN 46514

Site Address: 26096 N Shore Dr Elkhart, IN 46514	Parcel Number: 20-02-08-480-022.000-026
---	---

Township: Osolo  
Location: SOUTH SIDE OF NORTH SHORE DR., 100 FT. EAST OF BELL AVE., EAST OF SR 19

Subdivision: BELLS NORTH SHORE PLACE AT SIMONTON LAK	Lot # 5A
--	----------

Lot Area: 0.26	Frontage: 49.50	Depth: 282.00
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Zoning: R-2	NPO List: 03/03/2025
-------------	----------------------

Present Use of Property: RESIDENTIAL

Legal Description:

Comments: SEE APPEAL #20021544 (ACCESSORY STRUCTURE LOCATED AT 26097 NORTH SHORE DR WITH NO RESIDENCE, APPROVED 4/18/2002)

Applicant Signature:

Department Signature:

Application

Site address: 26096 North Shore Dr. Elkhart, IN. 46514

Parcel number(s): 200208477015000026

Current property owner

Name: Doug and Paula Ford

Address: 26096 North Shore Dr. Elkhart, IN. 46514

Phone: (630) 441-7490

Email: PaulaFord05@gmail.com

Other party

Agent

Buyer

Land contract purchaser

Lessee

Name: Jason Roth

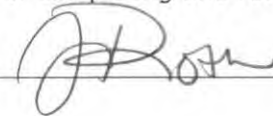
Address: 13841 Lexington Cir N.

Phone: (574) 215-8479

Email: jason@luxehomesin.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 30ft Variance to allow for the constr. of accessory struc. 20ft from c/i for a 3ft. from west 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 North Shore Dr.,  
1665 ft. N S E (W) of SR 19,  
in \_\_\_\_\_ Township

Frontage: 49.50 Depth: 282 Area: .264 (acres)

Subdivision and lot number, if applicable: 5(A) Bell's North Shore Place

Present use: Res.

Developmental Variance — Questionnaire

Name: Doug, Paula Ford / Jason Roth

1) Tell us what you want to do. Add a garage to the front of the house with a second story on it. We will be too close to the 50' set back so we need a 30ft Variance.

2) Tell us why you can't change what you're doing so you don't need a variance. There's no where else to place a garage but attaching it to the front of the home.

3) Tell us why the variance won't hurt your neighbors or the community. It will only add value to the neighborhood. Minimal impact to our neighbors

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

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: 25'-1" peak from finished floor  
Tell us what you'll use it for. Garage will be w/in 20' of center of Road  
Need a 30ft variance

**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. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

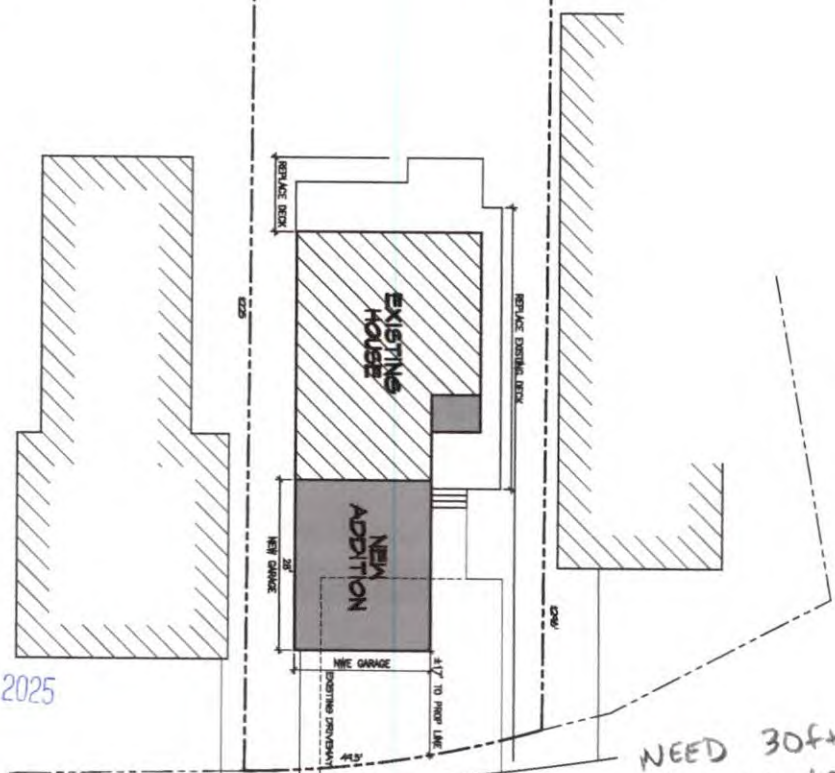
SIMONTON LAKE



**SITE PLAN**

SCALE: 1/8" = 1'-0"

NOTE: SITE PLAN IS DIMENSIONAL APPROXIMATE ONLY. NOT AN OFFICIAL SURVEY. INFORMATION DERIVED FROM ELKHAMPTON COUNTY GIS. REVIEW SCHEMATIC ONLY.



FEB 17 2025

NEED 30ft  
variance to  
center line of  
the road

NORTH SHORE DRIVE

**FORD LAKEHOUSE**  
ELKHART, INDIANA

2-14-25

**MYRA SIMPSON**  
*Designs*

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myra@myrasimpsondesigns.com

**LAKE ELEVATION**  
SCALE: 1/8" = 1'-0"

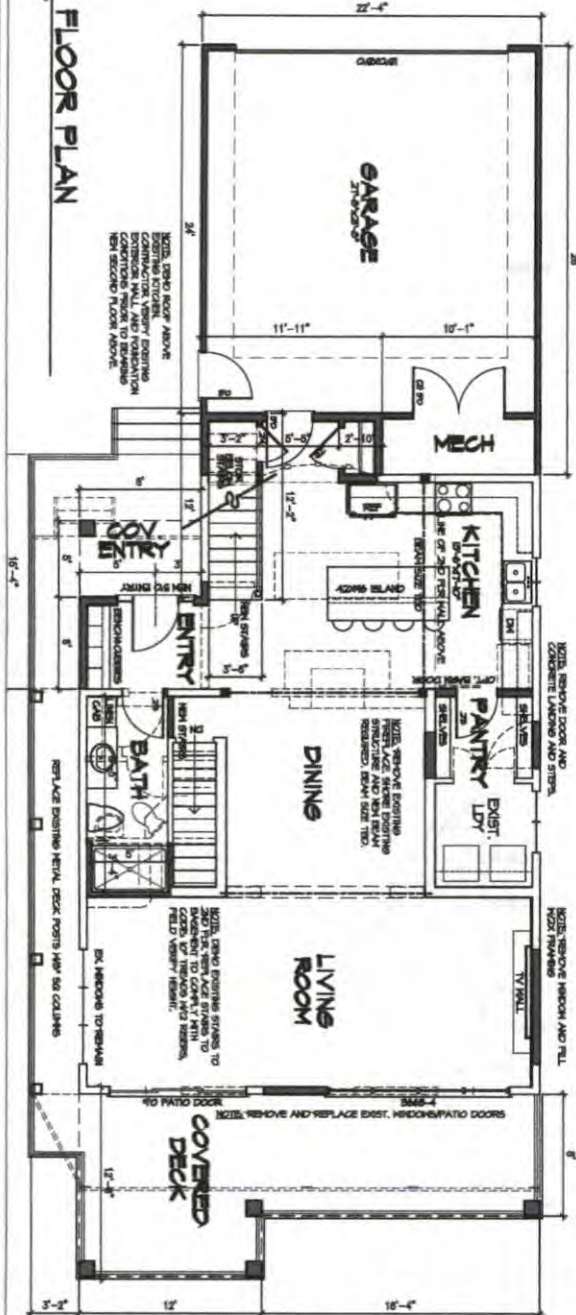


**STREET ELEVATION**  
SCALE: 1/8" = 1'-0"



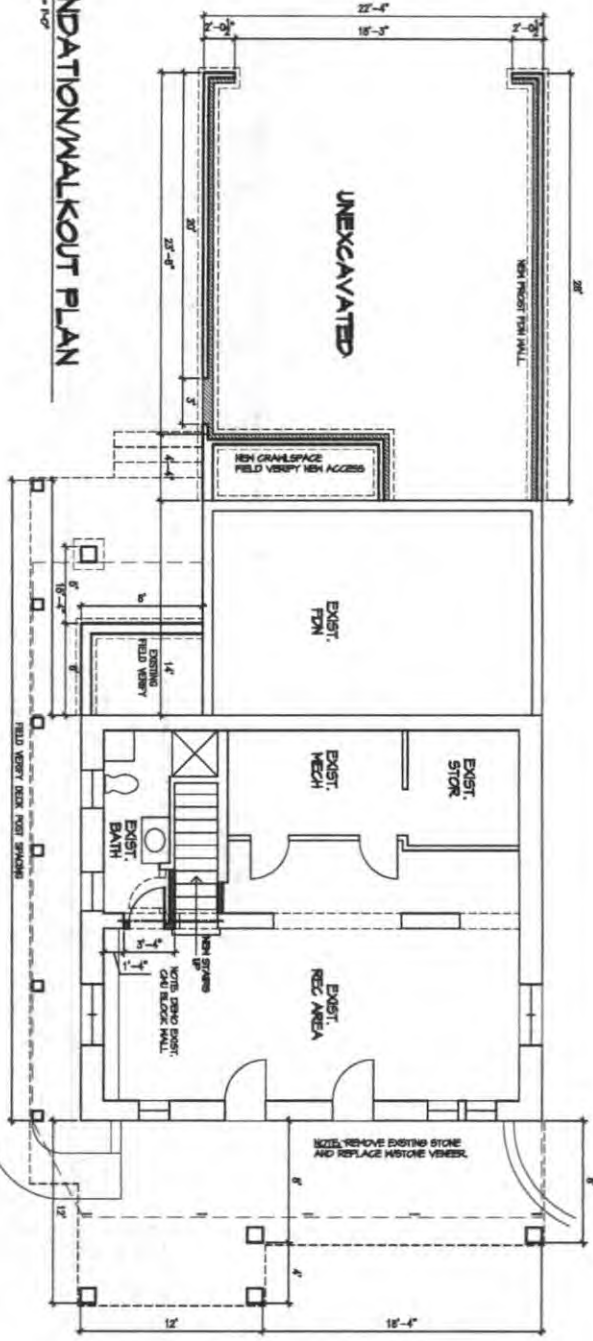
**FIRST FLOOR PLAN**

SCALE 1/8" = 1'-0"



**FOUNDATION/WALKOUT PLAN**

SCALE 1/8" = 1'-0"



**FORD LAKEHOUSE**

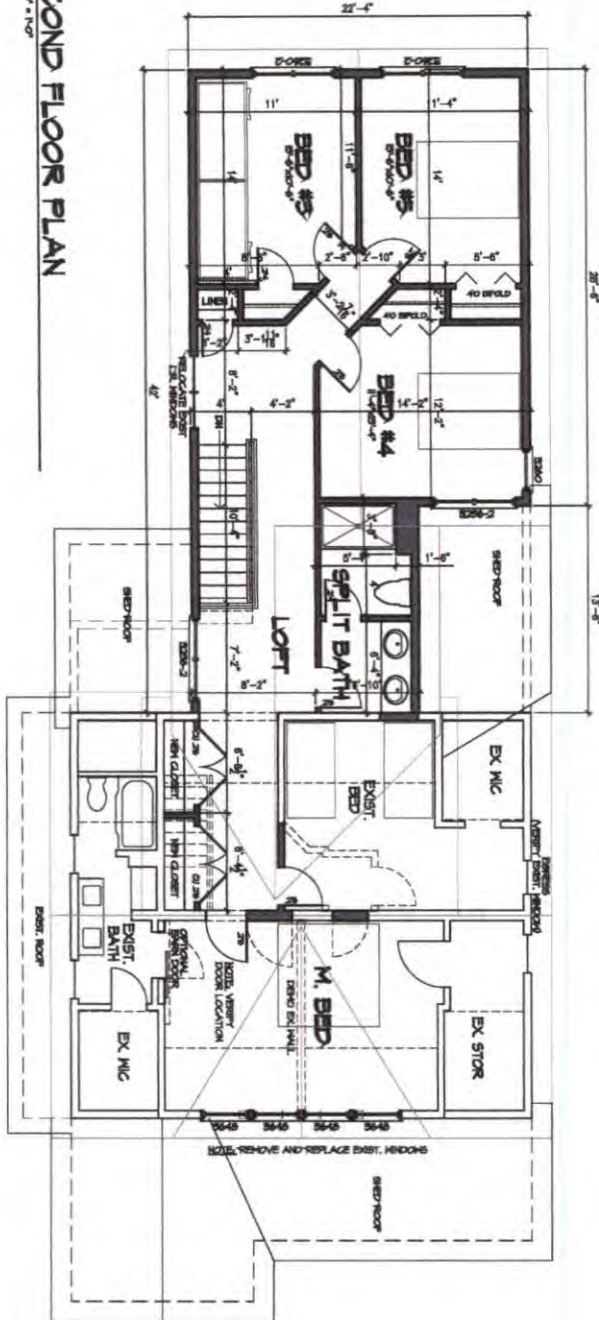
ELKHART, INDIANA

1-10-25

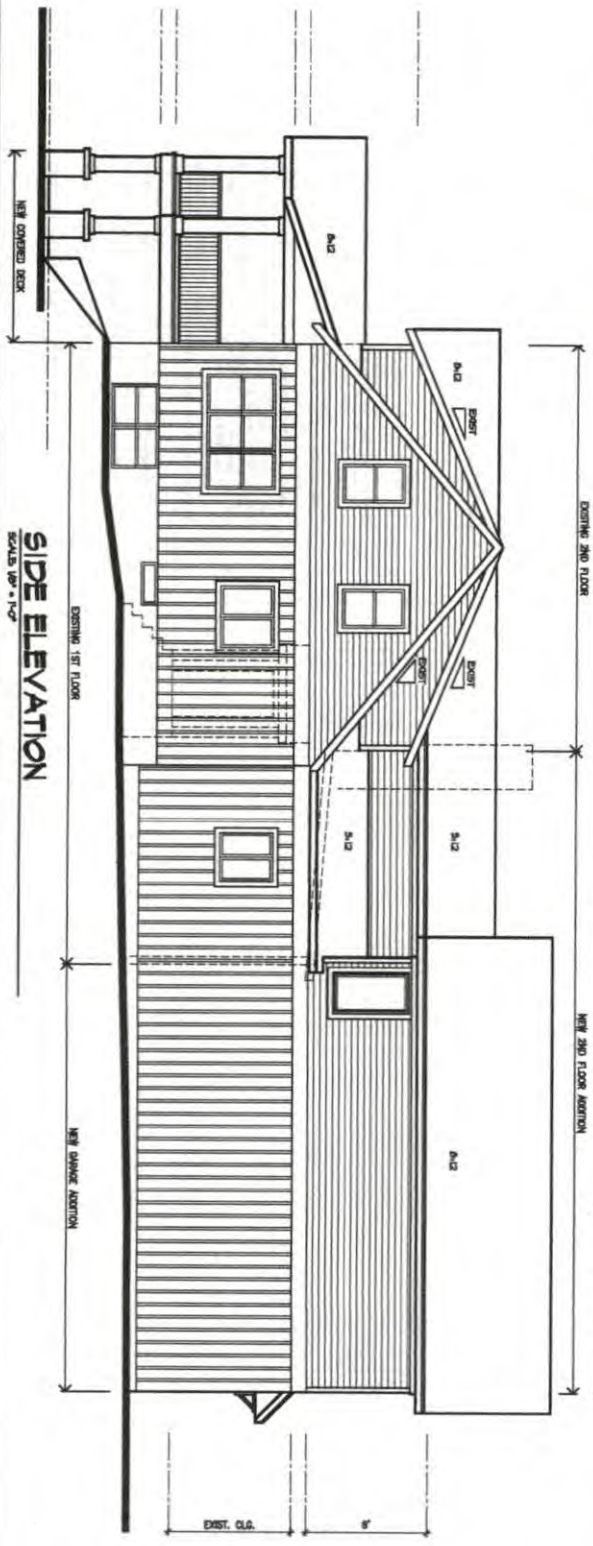
MYRA SIMPSON  
Designs

### GENERAL NOTES

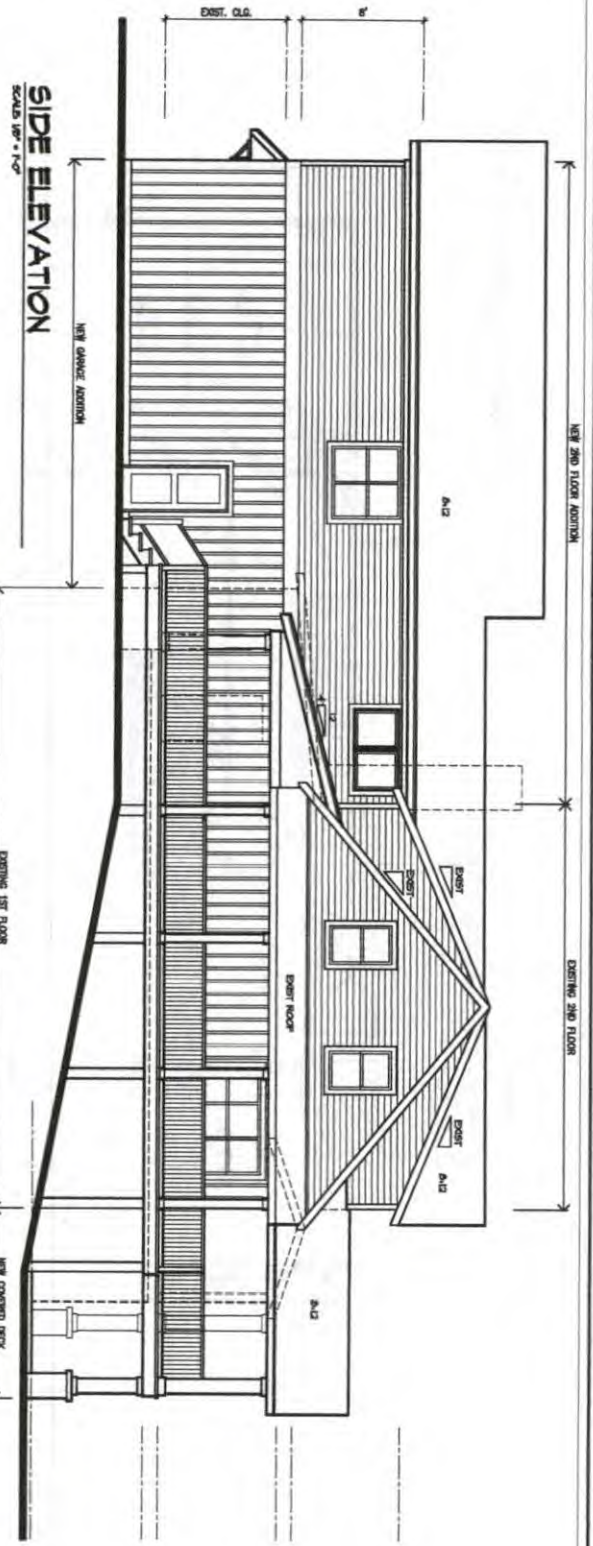
1. ALL DIMENSIONS SHOWN TAKEN FROM FACE OF STRUCTURE TO FACE OF STRUCTURE UNLESS OTHERWISE NOTED.
2. ROOMS TO BE DEMOLISHED OR TO BE REMOVED SHALL BE INDICATED BY DASHED LINES AND SHOWN IN RED.
3. GENERAL CONTRACTOR TO VERIFY AND PROVIDE ALL REQUIRED RECORDS FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT, INCLUDING, BUT NOT LIMITED TO, ALL NECESSARY PERMITS, ETC.
4. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL FIELD MEASUREMENTS AND PROPER INSTALLATION OF WORK.
5. DRAWINGS ARE DIMENSIONAL AND DO NOT SHOW EVERY DETAIL. OTHER OR CONSTRUCTION MUST BE OBTAINED. ALL CONTRACTORS ARE TO BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS TO BE SHOWN ON THESE DRAWINGS WITH ALL LOCAL, STATE AND NATIONAL CODES, ALL APPLICABLE PERMITS AND ALL NECESSARY PERMITS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS WITH THE ABOVE PERMITS BEFORE COMMENCING ANY WORK AND ALL RESPONSIBILITY.
6. CONTRACTORS SHALL COORDINATE WITH ALL UTILITIES COMPANIES BEFORE THE PROJECT AND COMPLY WITH ALL APPLICABLE REGULATIONS.
7. COORDINATION OF CONSTRUCTION INCLUDING VERIFICATION OF DIMENSIONS AND FIELD CONDITIONS IS THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTORS SHALL BE RESPONSIBLE FOR THE ATTENTION OF THEIR DESIGNER BEFORE COMMENCING CONSTRUCTION.
8. VERIFY THE EXISTING LAYOUT AND TRACK SIZES OF THE FINAL SELECTIONS OF THE SECOND, EXTENSION DOORS AND SLIDING GLASS DOORS FROM THE CONSTRUCTION.
9. VERIFY EXISTING START SIZE AND SET WITH FIELD CONDITIONS FROM TO CONSTRUCTION.
10. CONTRACTORS TO VERIFY EXISTING CONDITIONS AND DIMENSIONS FROM TO CONSTRUCTION.



**SECOND FLOOR PLAN**  
SCALE 1/8" = 1'-0"



**SIDE ELEVATION**  
SCALE 1/8" = 1'-0"



**SIDE ELEVATION**  
SCALE 1/8" = 1'-0"

**FORD LAKEHOUSE**  
ELKHART, INDIANA

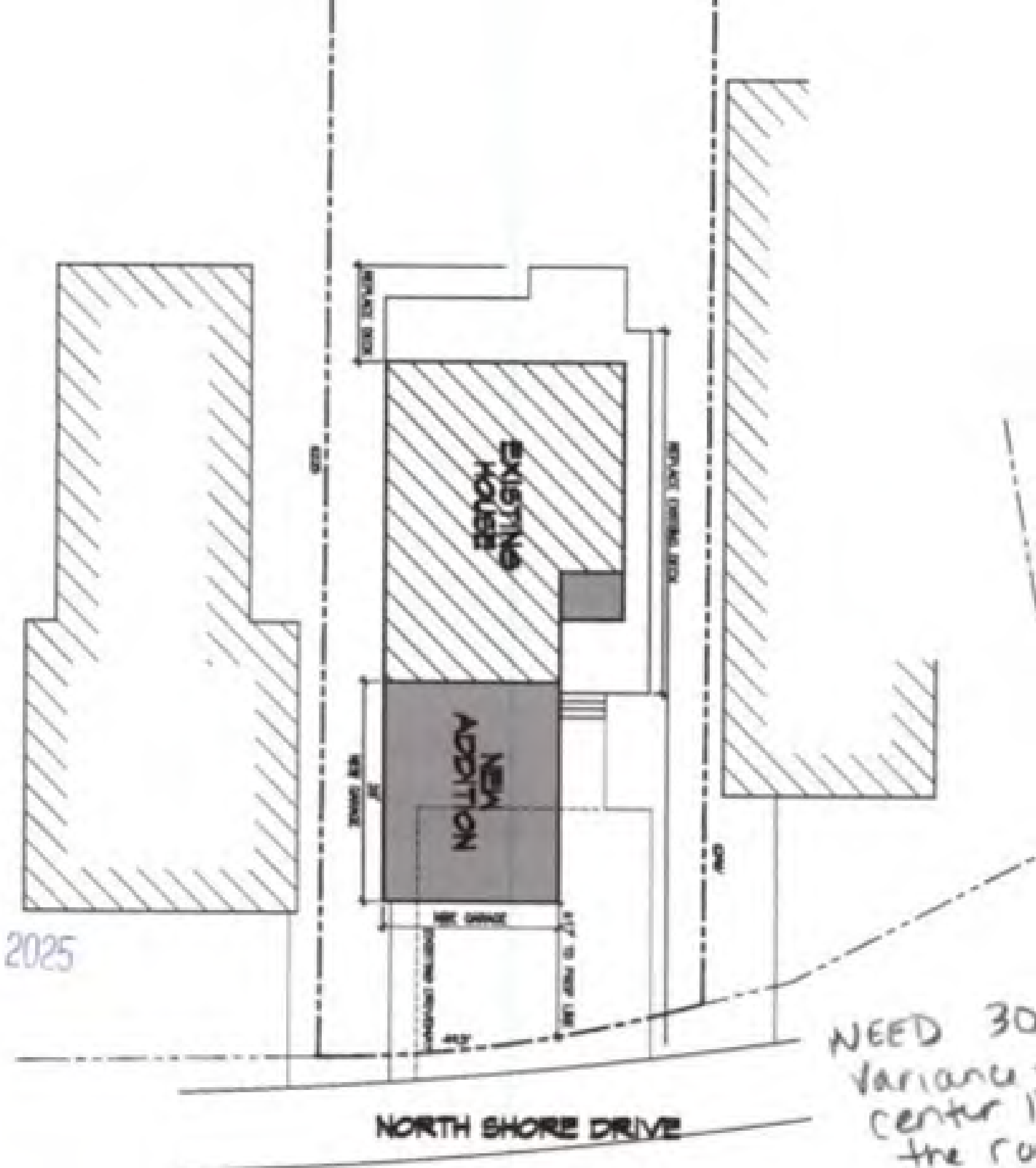
1-10-25

**MYRA SIMPSON**  
*Designs*

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myra@myrasimpsondesigns.com





2025

NORTH SHORE DRIVE

NEED 30  
Variance  
center of  
the rd

# *Hearing Officer Staff Report*

*Prepared by the Department of Planning and Development*

**Hearing Date:** March 19, 2025

**Transaction Number:** DV-0099-2025.

**Parcel Number(s):** Part of 20-04-21-176-006.000-032 & part of 20-04-21-176-002.000-032.

**Existing Zoning:** A-1.

**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.

**Petitioner:** Myron L. Troyer & Kayla J. Troyer, Husband & Wife.

**Location:** West side of CR 35, 1,500 ft. south of CR 4, in York Township.

**Site Description:**

- Physical Improvement(s) – None.
- Proposed Improvement(s) – Residence.
- Existing Land Use – Agricultural.
- Surrounding Land Use – Residential, agricultural.

**History and General Notes:**

- **June 25, 2020** – M & K Troyer Minor Subdivision, which will be divided to help form a new 3-lot subdivision, was recorded.

**Staff Analysis:**

Staff finds that:

1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. The proposed lot is bordered only by other large homesites and agricultural property, and reduced road frontage will not change the density or safety of the area.
2. Approval of the request will not cause substantial adverse effect on neighboring property. This is an 8.12-acre lot in a low-density residential and agricultural area, and the two adjacent homes are well separated from the lot's road access area.
3. Strict application of the terms of the Development Ordinance would result in an unnecessary hardship in the use of the property. Road access safety and preservation of rural character in this area do not depend on an additional 50 ft. of frontage.

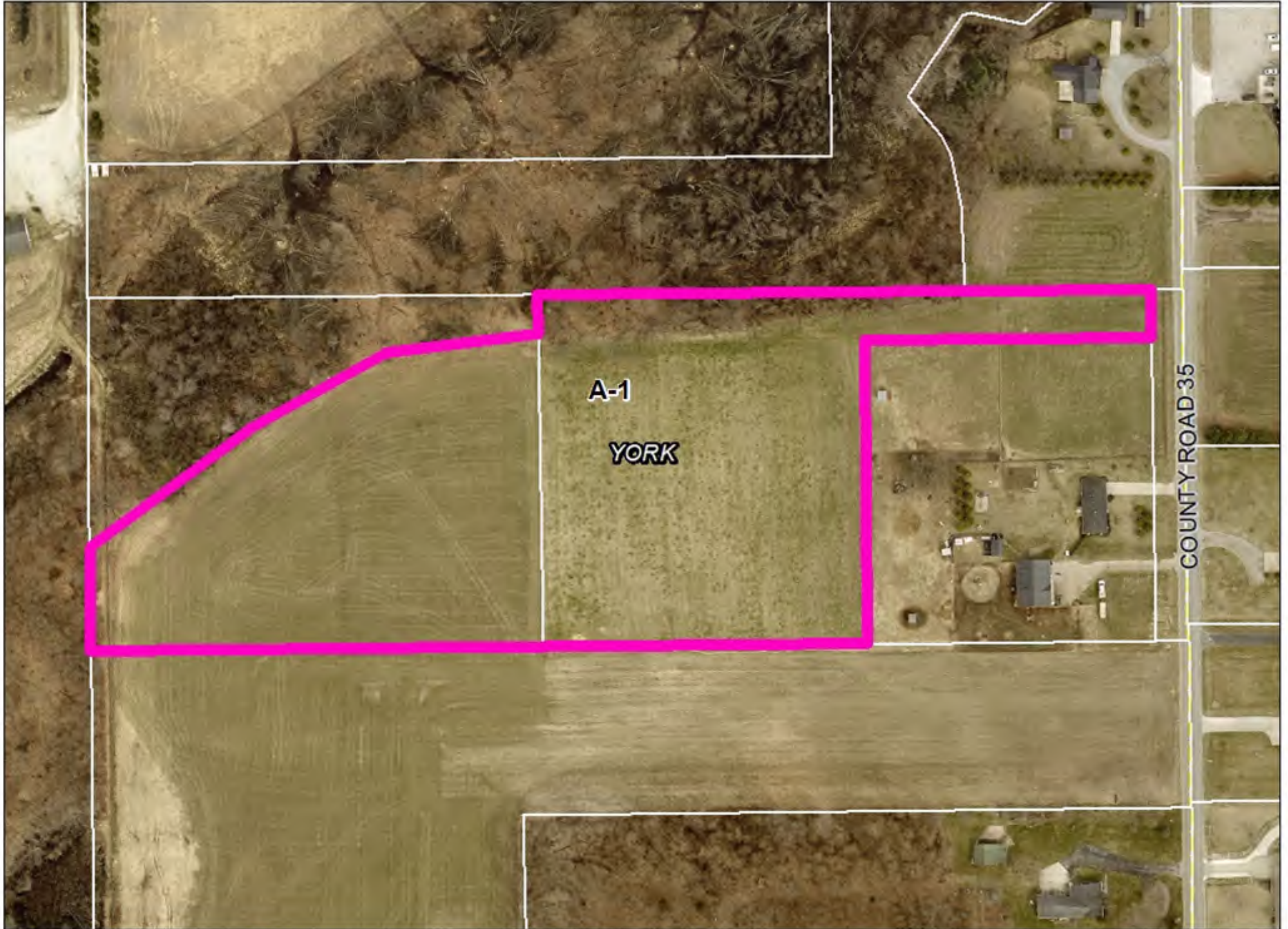
# *Hearing Officer Staff Report (Continued)*

*Hearing Date:* March 19, 2025

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

1. A variance from the developmental standards of the Development Ordinance is 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 2/17/2025) and as represented in the Developmental Variance application.

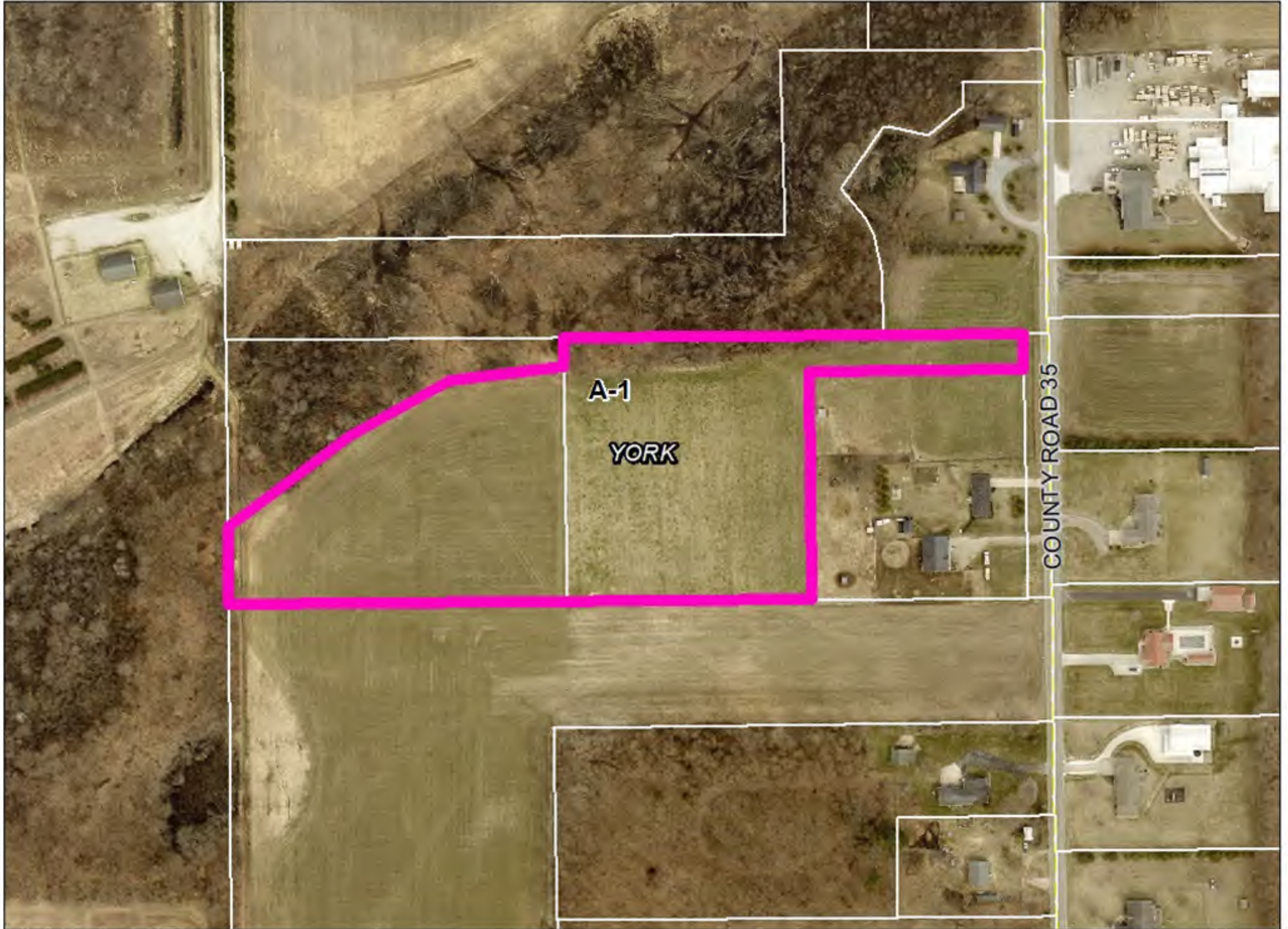
DV-0099-2025

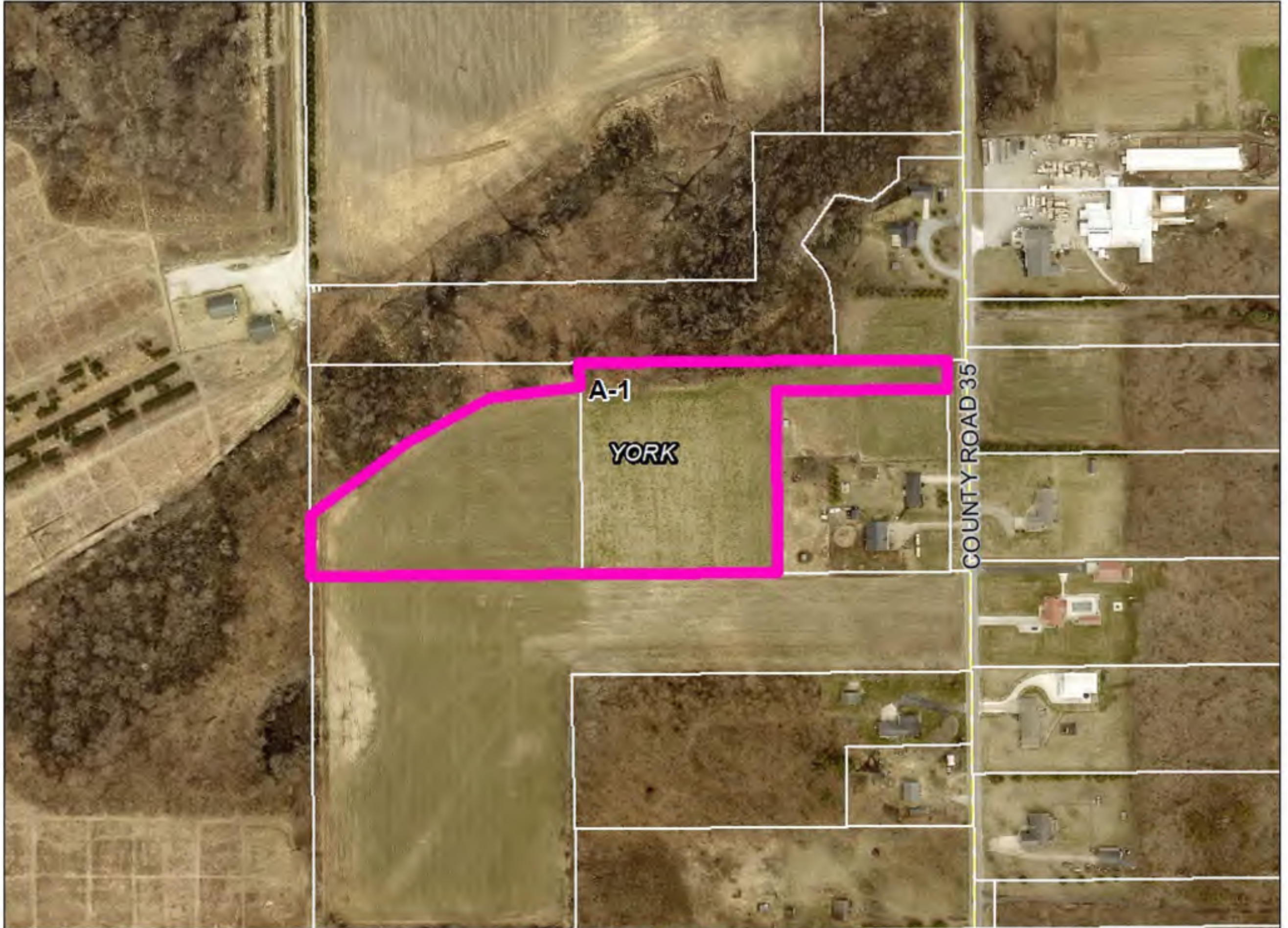


2021 Aerials

1 inch = 150 feet









**Subject property**



Facing south





Facing north



Facing east

# 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

DV-0099-2025

Developmental Variance - Developmental Variance

Date: 02/17/2025

Meeting Date:

March 19, 2025

Board of Zoning Appeals Public Hearing

Transaction #:

DV-0099-2025

Description: for a 50 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence on Proposed Lot 2

Contacts: Applicant

Advanced Land Surveying Of  
Northern Indiana, Inc.  
17120 County Road 46  
New Paris, IN 46553

Authorized Agent

Advanced Land Surveying Of  
Northern Indiana, Inc.  
17120 County Road 46  
New Paris, IN 46553

Land Owner

Myron Troyer And Kayla J.  
Troyer, Husband And Wife  
52335 County Road 35  
Bristol, IN 46507

Site Address: 52335 County Road 35  
Bristol, IN 46507

Parcel Number:

Part of 20-04-21-176-002.000-032  
Part of 20-04-21-176-006.000-032

Township: York

Location: West Side of County Road 35, 1,500 South of CR 4

Subdivision: M & K TROYER MINOR SUB

Lot # 1

Lot Area: 8.12 Frontage: 50.00

Depth: 755.27

Zoning: A-1

NPO List: 03/03/2025

Present Use of Property: VACANT LAND

Legal Description:

Comments: EXISTING LOT 1 OF M&K TROYER MINOR SUB - SEE PRIMARY #MI-0301-2020 AND SECONDARY #MI-0454-2020. TO FILE 3-LOT MINOR SUBDIVISION - INTEND TO SELL EXISTING LOT 1, BUILD ON PROPOSED LOT 3, NO PLANS FOR LOT 2 AT THIS TIME.

Applicant Signature:

Department Signature:

**Application**

Site address: 52335 VCOUNTY ROAD 35, BRISTOL, IN 46507

Parcel number(s): 20-04-21-176-002.000-032, 20-04-21-176-006.000-032

**Current property owner**

Name: MYRON L. & KAYLA J. TROYER

Address: 52335 VCOUNTY ROAD 35, BRISTOL, IN 46507

Phone: (260) 350-7374

Email: integritydirtworx@gmail.com

**Other party**

Agent     Buyer     Land contract purchaser     Lessee

Name: Ronnie Justice P.S. / Advanced Land Surveying

Address: 17120 County Road 46, New Paris, IN 46553

Phone: (574) 849-4728

Email: ron@advancedlandsurveying.net

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:**

*Ronnie Justice*

**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 CR 35,  
3.665 ft. N S E W of SR 120,  
in \_\_\_\_\_ Township

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

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

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

Developmental Variance — Questionnaire

Name: MYRON & KAYLA TROYER

1) Tell us what you want to do. FILE FOR A 3 LOT MINOR SUBDIVISION SO WE CAN BUILD A NEW HOME. WE WANT TO SELL LOT 1 WE PRESENTLY LIVE IN. WE WANT TO BUILD ON LOT 3. WE HAVE NO PLANS FOR LOT 2 AT THIS TIME. WE HAVE ONLY 50' ROAD FRONTAGE SO NEED A 50' DEVEL. VARIANCE

2) Tell us why you can't change what you're doing so you don't need a variance. WE WOULD LIKE TO KEEP AS MUCH PROPERTY WITH LOT 1 AS WE CAN. HOUSE AND BARN ARE EXISTING ON LOT 1

3) Tell us why the variance won't hurt your neighbors or the community. THIS AREA IS PREDOMINANTLY RESIDENTIAL. LOT 2 IS OUR HAY FIELD AT THIS TIME.

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

5) Does the application include variances to allow for buildings or additions? [ ] Y [X] 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 [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. LOT 2

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):

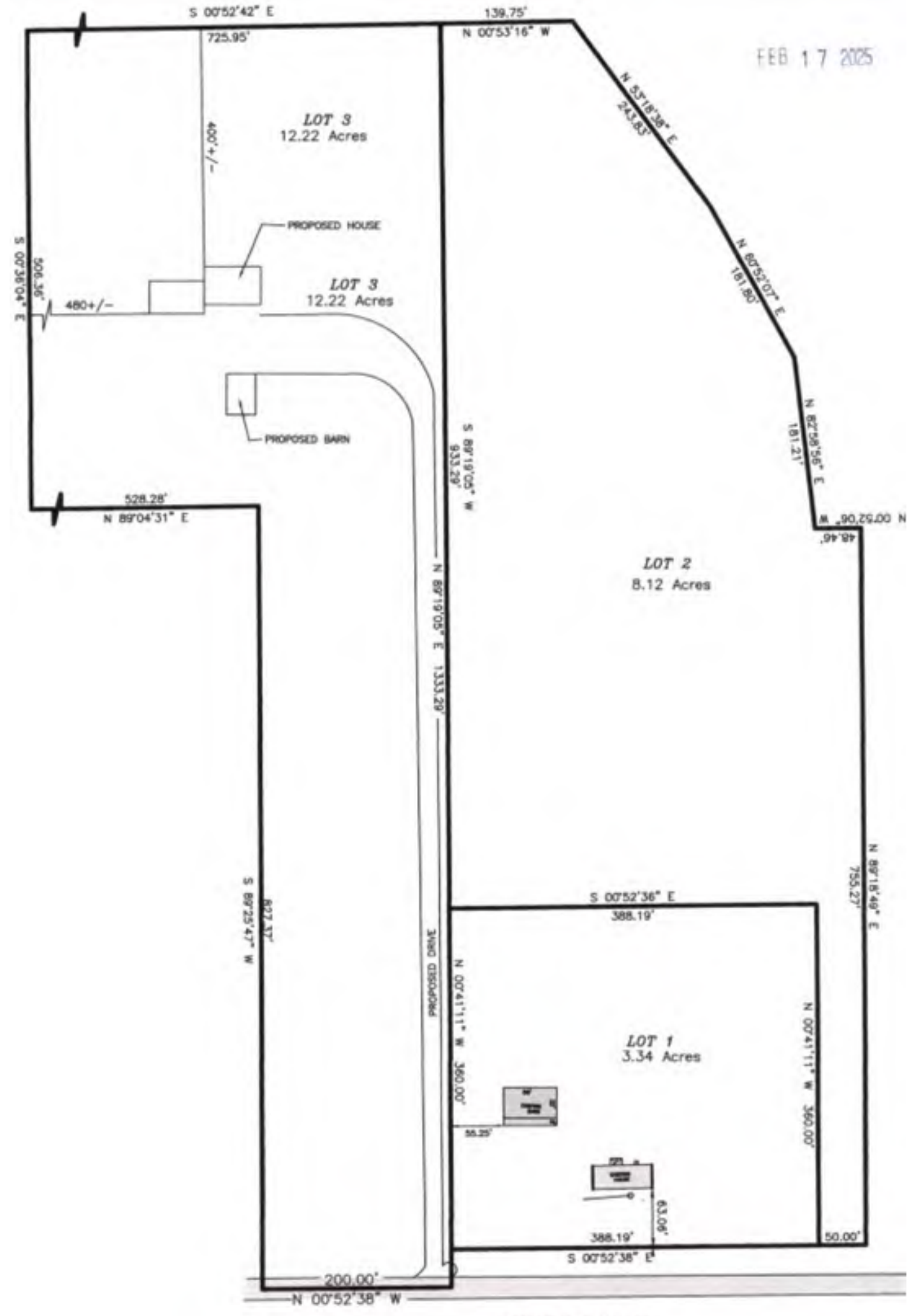
Existing? [ ] Y [ ] N Double faced? [ ] Y [ ] N
Electronic message board? [ ] Y [ ] N If no, lighted? [ ] Y [ ] N
Freestanding? [ ] Y [ ] N Wall mounted? [ ] Y [ ] N

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. WE WANT TO BUILD A LARGER HOUE ON LOT 3. WE PRESENTLY LIVE ON LOT 1.. WE LIKE LIVING IN THIS AREA BUT OUR HOUSE IS TOO SMALL AND DOESN'T MEET OUR NEEDS.

FEB 17 2025



# ***Hearing Officer Staff Report***

*Prepared by the Department of Planning and Development*

***Hearing Date:*** March 19, 2025

***Transaction Number:*** DV-0102-2025.

***Parcel Number(s):*** 20-06-24-126-009.000-009.

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

***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.

***Petitioner:*** Megan Bailey & Ryan Bailey, Wife & Husband.

***Location:*** North side of CR 118, 1,735 ft. West of Old CR 17, in Concord Township.

***Site Description:***

- Physical Improvement(s) – Vacant.
- Proposed Improvement(s) – Single-family residences on proposed lots 1, 2, & 3.
- Existing Land Use – Vacant.
- Surrounding Land Use – Residential and 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. The subject property is bordered by other large homesites, and reduced road frontage will not change the density or safety of the area.
2. Approval of the request will not cause substantial adverse effect on neighboring property. All 3 proposed parcels are over 3 acres and are located in a moderately dense residential and agricultural neighborhood and these properties will remain residential and agricultural 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 configuration of the property and proposed lots would not allow for buildable lots without variances.

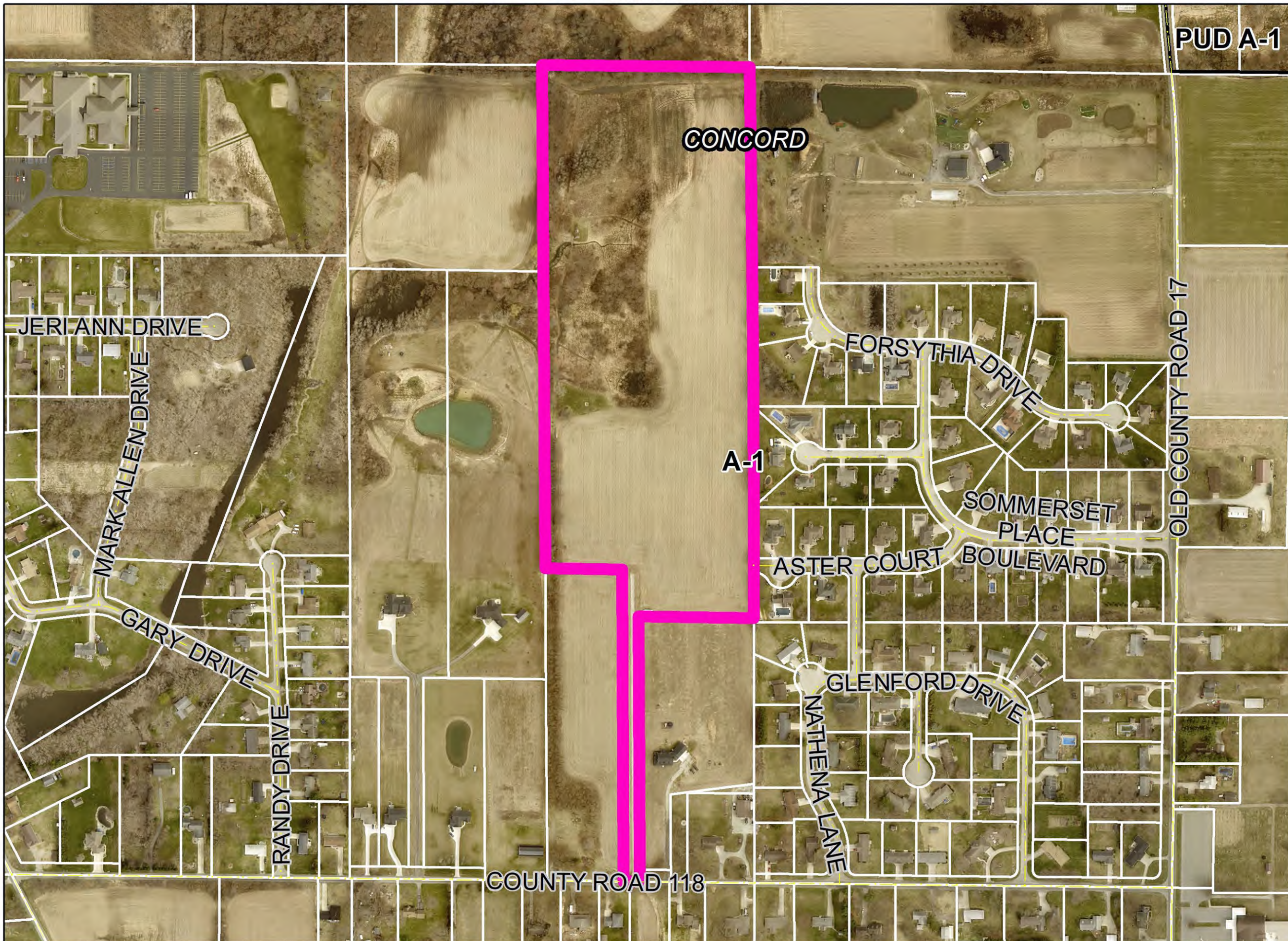
# *Hearing Officer Staff Report (Continued)*

*Hearing Date:* March 19, 2025

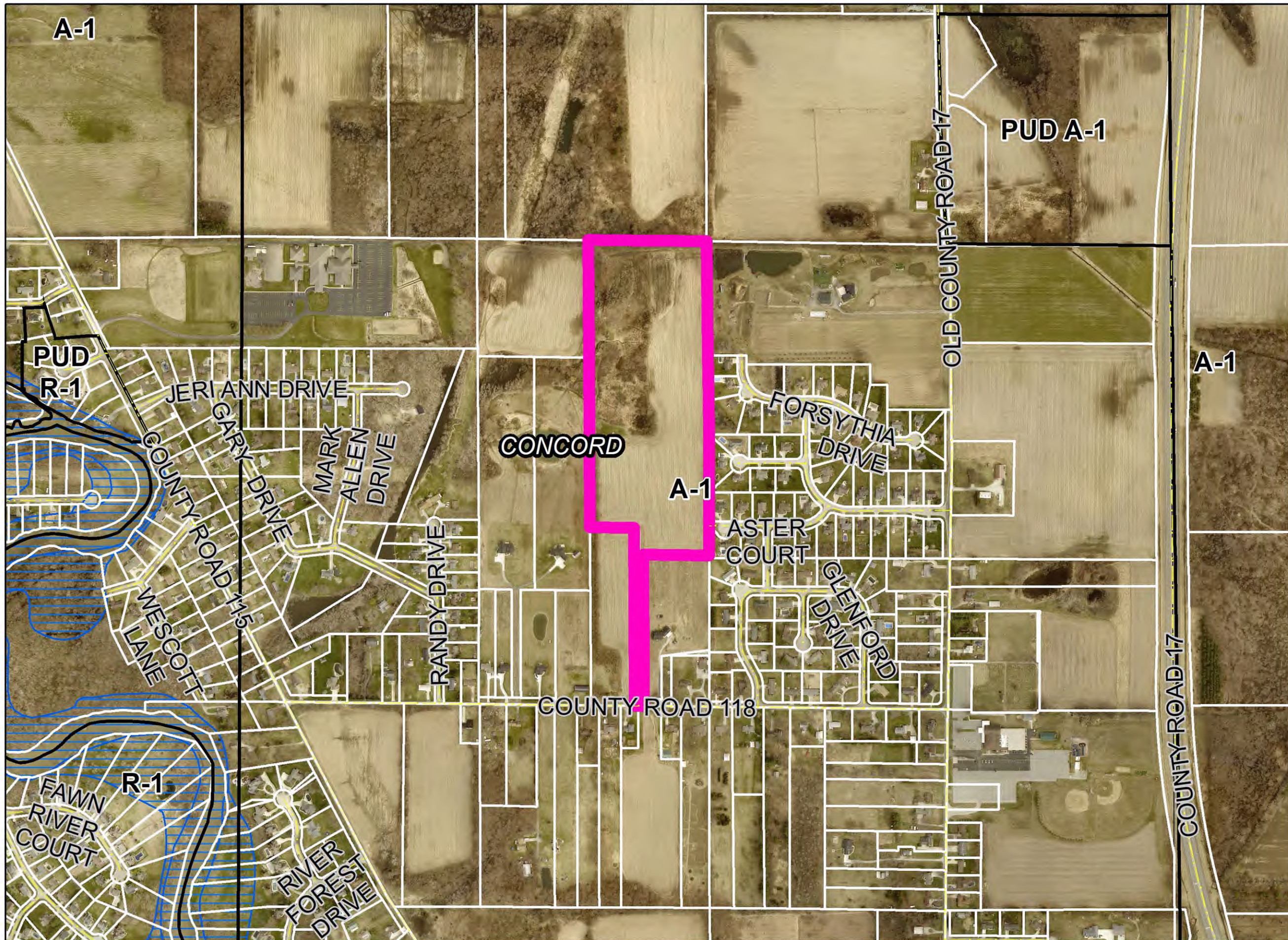
Staff recommends **APPROVAL** with the following condition(s) imposed:

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 02/17/2025) and as represented in the Developmental Variance application.











**Subject property, facing north**



Facing east



Facing west



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

DV-0102-2025

Developmental Variance - Developmental Variance

Date: 02/17/2025

Meeting Date:

March 19, 2025

Board of Zoning Appeals Public Hearing

Transaction #:

DV-0102-2025

Description: for 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.

Contacts: Applicant

Advanced Land Surveying Of  
Northern Indiana, Inc.  
17120 County Road 46  
New Paris, IN 46553

Authorized Agent

Advanced Land Surveying Of  
Northern Indiana, Inc.  
17120 County Road 46  
New Paris, IN 46553

Land Owner

Megan Bailey And Ryan Bailey  
Wife & Husband  
24414 Cr 16  
Elkhart, IN 46516

Site Address: 00000 Cr 118  
GOSHEN, IN 46528

Parcel Number: 20-06-24-126-009.000-009

Township: Concord

Location: NORTH SIDE OF CR 118, 1735 FT. WEST OF OLD CR 17

Subdivision:

Lot #

Lot Area: 28.00 Frontage: 50.00 Depth: 2,635.00

Zoning: A-1

NPO List: 03/03/2025

Present Use of Property: VACANT LAND

Legal Description:

Comments: OWNER INTENDS TO BUILD A BARN WITH LIVING QUARTERS ON PROPOSED LOT 1 AND A PERMANANT HOME ON PROPOSED LOT 2 IN THE FUTURE. OWNER PLANS TO KEEP PROPOSED LOT 3.

Applicant Signature:

Department Signature:



**Application**

Site address: COUNTY ROAD 118, GOSHEN, IN 46528

Parcel number(s): 20-06-24-126-009.000-009

**Current property owner**

Name: RYAN AND MEGAN BAILEY

Address: 24414 COUNTY ROAD 16, ELKHART, IN 46516

Phone: (574) 596-1105

Email: ryanbailey82@gmail.com

**Other party**

Agent     Buyer     Land contract purchaser     Lessee

Name: Ronnie Justice P.S. / Advanced Land Surveying

Address: 17120 County Road 46, New Paris, IN 46553

Phone: (574) 849-4728

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: Ronnie Justice

**Staff Use Only**

79.5

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

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

Subdivision required?     Y     N    If yes,     AS     Minor     Major

50  
12x4.17

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

Location: (N) S E W corner (side) end of CR 118  
1736 (ft.) (N) S E (W) of OLD CR 17  
in Concord Township

Frontage: 50    Depth: 2635    Area: 28    acres

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

Present use: Vacant land

Developmental Variance — Questionnaire

Name: RYAN AND MEGAN BAILEY

1) Tell us what you want to do. I NEED A 50' ROAD FRONTAGE VARIANCE FOR LOT 1 AND A 0' LOT FRONTAGE FOR LOTS 2 AND 3 TO SUBDIVIDE 28 ACRES INTO A 3 LOT MINOR. I PLAN TO BUILD A BARN WITH LIVING QUARTERS ON LOT 1 NOW AND TO BUILD A PERMANENT HOME ON LOT 2 LATER

2) Tell us why you can't change what you're doing so you don't need a variance. I ONLY HAVE 50' OF ROROAD FRONTAGE

3) Tell us why the variance won't hurt your neighbors or the community. THIS AREA IS PRIMARILY RESIDENTIAL AT THIS TIME AND IS DEVELOPED INTO LARGE PARCELS

4) Does the property need well and septic? Well: [X] Y [ ] N Septic: [X] Y [ ] N
Does the property need a new septic system? [X] Y [ ] N
If a new septic system is needed, did the Health Department say there's enough space for it? [X] 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: TO BE DETERMINED
Tell us what you'll use it for. RESIDENCE

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? [X] Y [ ] N
If yes, fill out below.

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

Tell us who owns (will own) the land under the easement. THE OWNER OF THESE LOTS

Tell us how many parcels will use the easement. 3

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

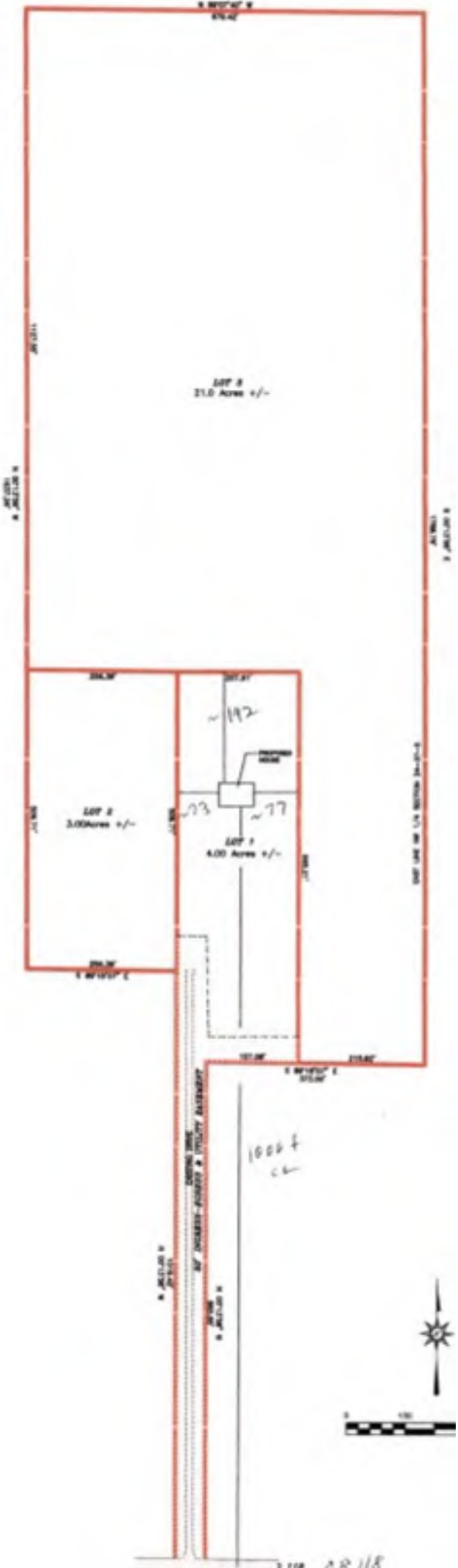
Electronic message board? [ ] Y [ ] N If no, lighted? [ ] Y [ ] N

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. I WILL BUILD A BARN WITH LIVING QUARTERS TO LIVE IN NOW TO HOPEFULLY BUILD A PERMANENT HOME ON LOT 2 WITHIN A COUPLE YEARS. AT THIS TIME I PLAN TO KEEP ALL 3 LOTS



# ***Hearing Officer Staff Report***

*Prepared by the Department of Planning and Development*

***Hearing Date:*** March 19, 2025

***Transaction Number:*** DV-0104-2025.

***Parcel Number(s):*** 20-08-36-300-015.000-034.

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

***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.

***Petitioner:*** Stutzman Family Revocable Trust, Ernest L. Stutzman & Pollyanna Stutzman as Trustees.

***Location:*** Southeast corner of CR 28 & CR 43, in Middlebury Township.

***Site Description:***

- Physical Improvement(s) – Residence, Agricultural barns.
- Proposed Improvement(s) – New Residence.
- Existing Land Use – Residential, Agricultural.
- Surrounding Land Use – Residential, Agricultural.

***History and General Notes:***

- None.

***Staff Analysis:***

Staff finds that:

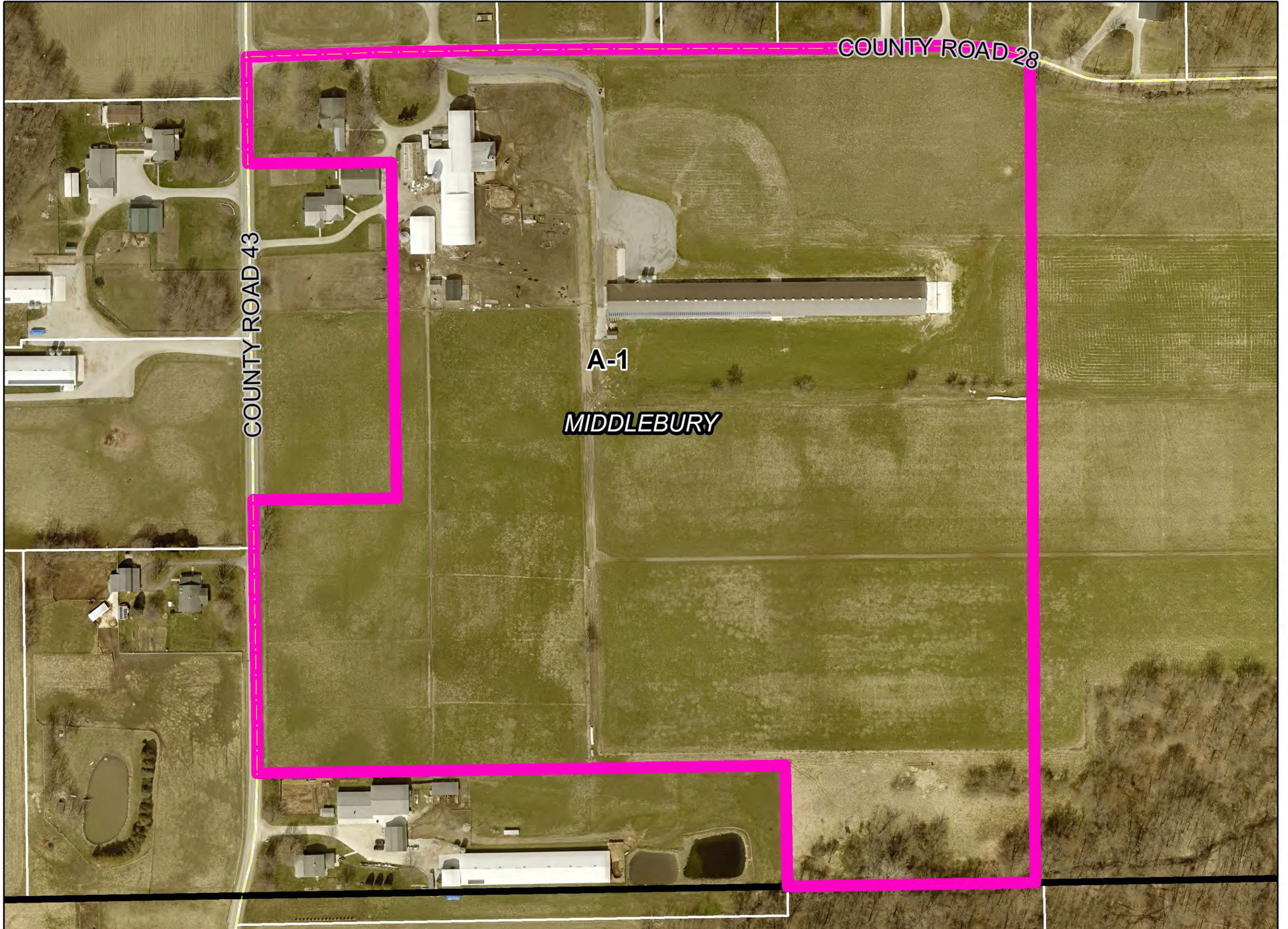
1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. Allowing the new residence to meet the CR 28 setback offers a safer sight distance for the intersection and the 2 ft. rear setback will not result in harm to the adjacent property to the south.
2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 35-acre parcel in a low-density agricultural and residential area, and the property will remain residential and agricultural 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 variance helps maximize land use on the property and reduce even larger encroachments.

# *Hearing Officer Staff Report (Continued)*

*Hearing Date:* March 19, 2025

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 2/17/2025) and as represented in the Developmental Variance application.

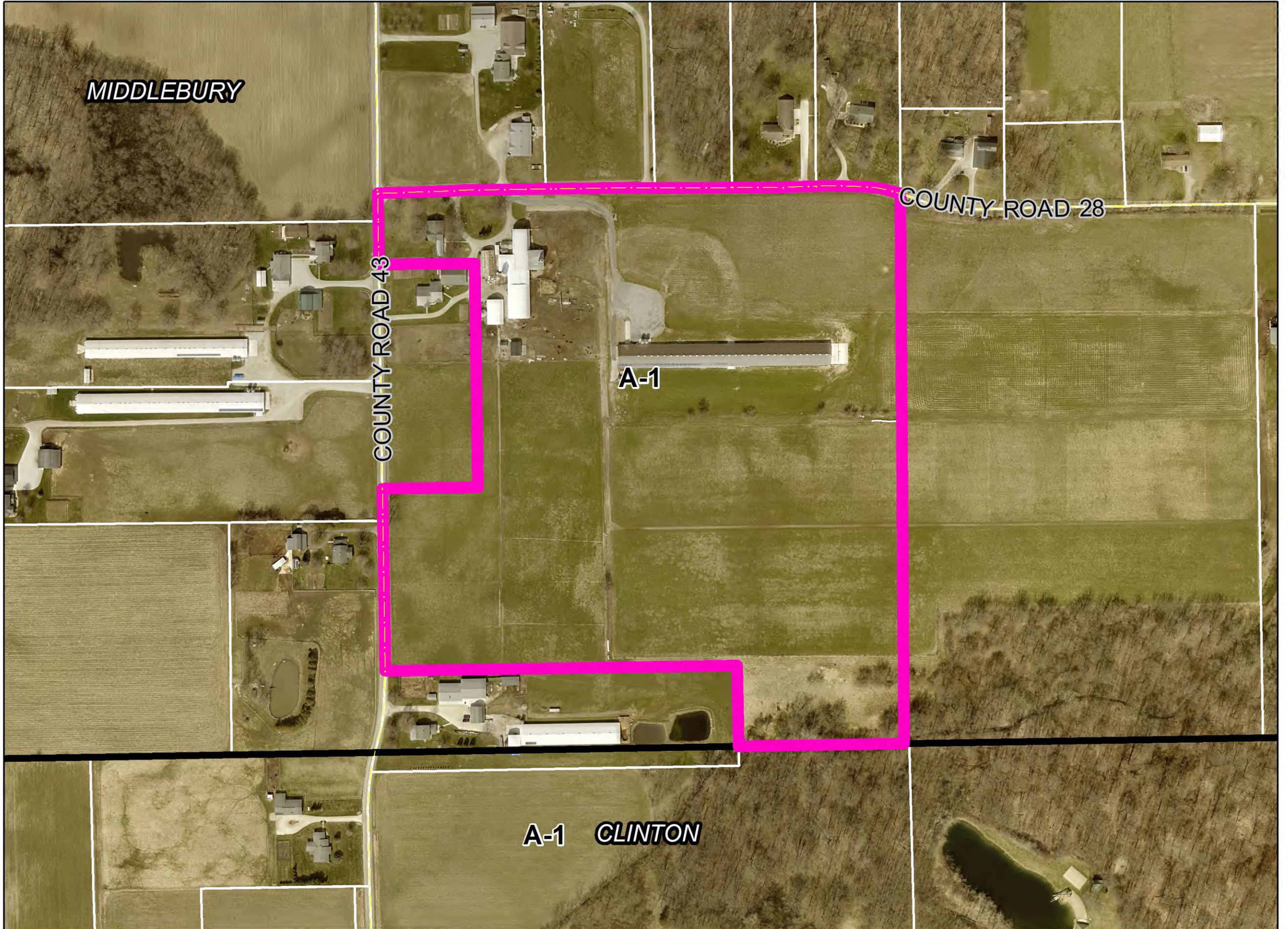


COUNTY ROAD 43

COUNTY ROAD 28

A-1

MIDDLEBURY



**MIDDLEBURY**

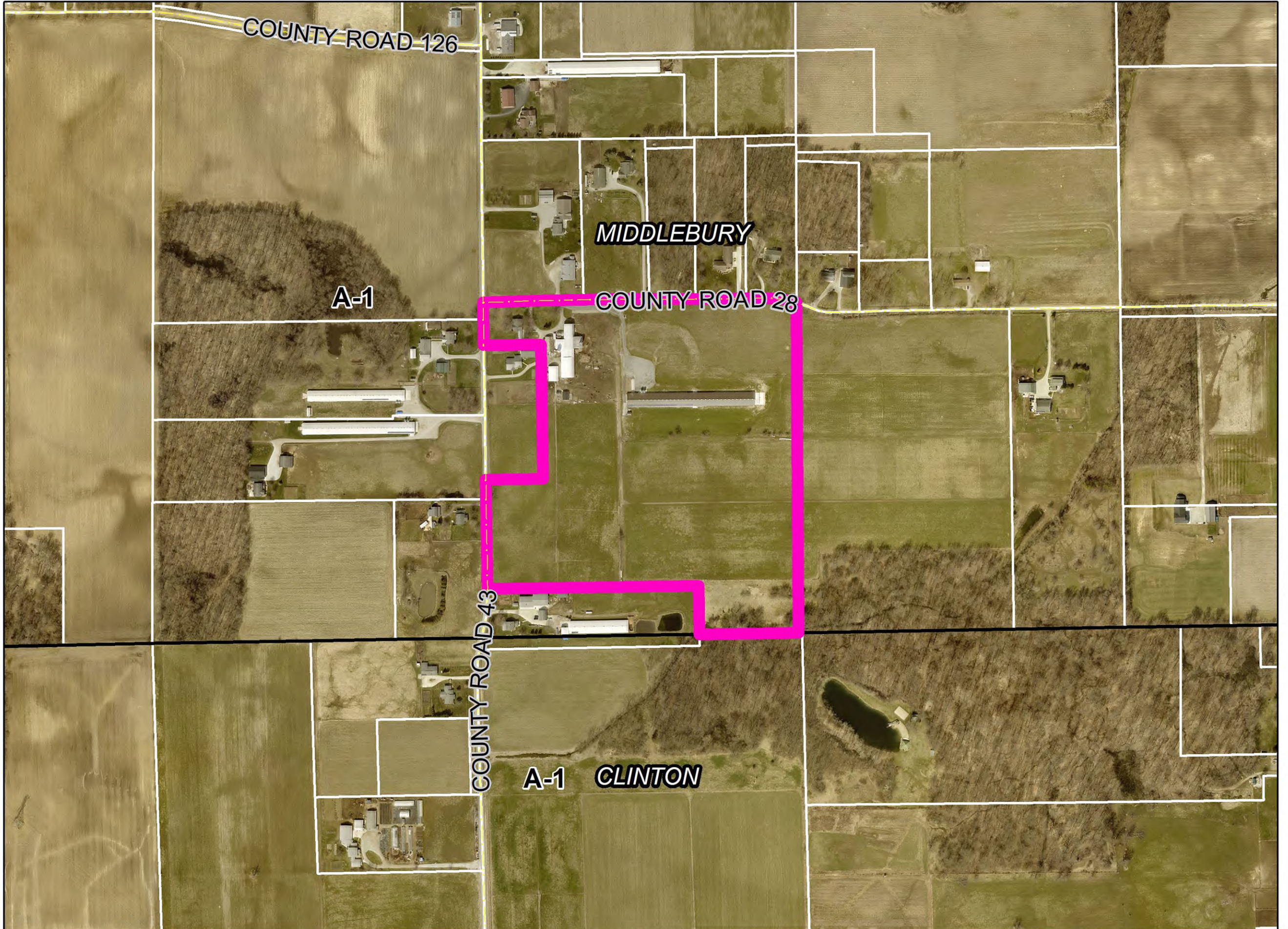
COUNTY ROAD 28

COUNTY ROAD 43

**A-1**

**A-1 CLINTON**

DV-0104-2025







**Subject property, facing northeast from CR 28**



**Subject property, facing north from CR 28**



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-0104-2025

Date: 02/17/2025

Meeting Date:

March 19, 2025

Board of Zoning Appeals Public Hearing

Transaction #:

DV-0104-2025

Description: for a 13 ft. Developmental Variance (Ordinance requires 15 ft.) to allow for the construction of a residence 2 ft. from the south rear property line

Contacts: Applicant

Land & Boundary Llc  
401 South 3Rd St  
Goshen, IN 46526

Authorized Agent

Land & Boundary Llc  
401 South 3Rd St  
Goshen, IN 46526

Land Owner

Stutzman Family Revocable  
Trust, Ernest L. And Pollyanna  
Stutzman As Trustees  
60788 County Road 43  
Middlebury, IN 46540

Site Address: 10720 County Road 28  
Middlebury, IN 46540

Parcel Number:

20-08-36-300-015.000-034

Township: Middlebury

Location: Southeast Corner Of County Road 28 And County Road 43

Subdivision:

Lot #

Lot Area: 35.02 Frontage: 1,426.00

Depth: 1,335.00

Zoning: A-1

NPO List: 03/03/2025

Present Use of Property: RESIDENTIAL

Legal Description:

Comments: PARCEL CREATION DATE 6/27/11.

Applicant Signature:

Department Signature:

**Application**

Site address: 10720 County Road 28 Middlebury, In 46540

Parcel number(s): 20-08-36-300-015.000-034

**Current property owner**

Name: Ernest L. and Pollyanna Stutzman

Address: 10720 County Road 28 Middlebury, In 46540

Phone: 574-825-0234

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

**Other party**

Agent

Buyer

Land contract purchaser

Lessee

Name: Travis R. Shetler, PS

Address: 401 S Third Street Goshen, In 46526

Phone: 574-320-5514

Email: travis@landbro.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:** \_\_\_\_\_

*Travis R Shetler*

**Staff Use Only**

Description: a 8 ft. DV<sup>w</sup> side Variance

Parcel creation date: 6-27-11

Subdivision required?  Y  N If yes,  AS  Minor  Major

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

Location: N (S)E W corner side end of CR 28 & CR 23

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

in Middlebury Township

Frontage: 1436 ft. Depth: 1335 ft. Area: 35.03 acres

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

Present use: Residential

Developmental Variance — Questionnaire

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

1) Tell us what you want to do. Requesting a 7.9' developmental variance for a proposed home.  
A new house and garage will be built in the area of the existing house. Elkhart County zoning ordinance requires 10' from side setbacks in an A-1 zone.

2) Tell us why you can't change what you're doing so you don't need a variance. The existing house violates the front setback for CR 28. The proposed house and garage correct the CR28 setback violation, but due to the property line location and existing drive location, the proposed layout cannot accommodate the 10' side setback.

3) Tell us why the variance won't hurt your neighbors or the community. The subject parcel and South adjoining parcel are both owned by the same person. The subject parcel and South adjoining parcel are utilized as one farm parcel with shared drive access between them.

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

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: Size - 3844 SF Peak - 27'  
Tell us what you'll use it for. The building is for a new residence.

**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

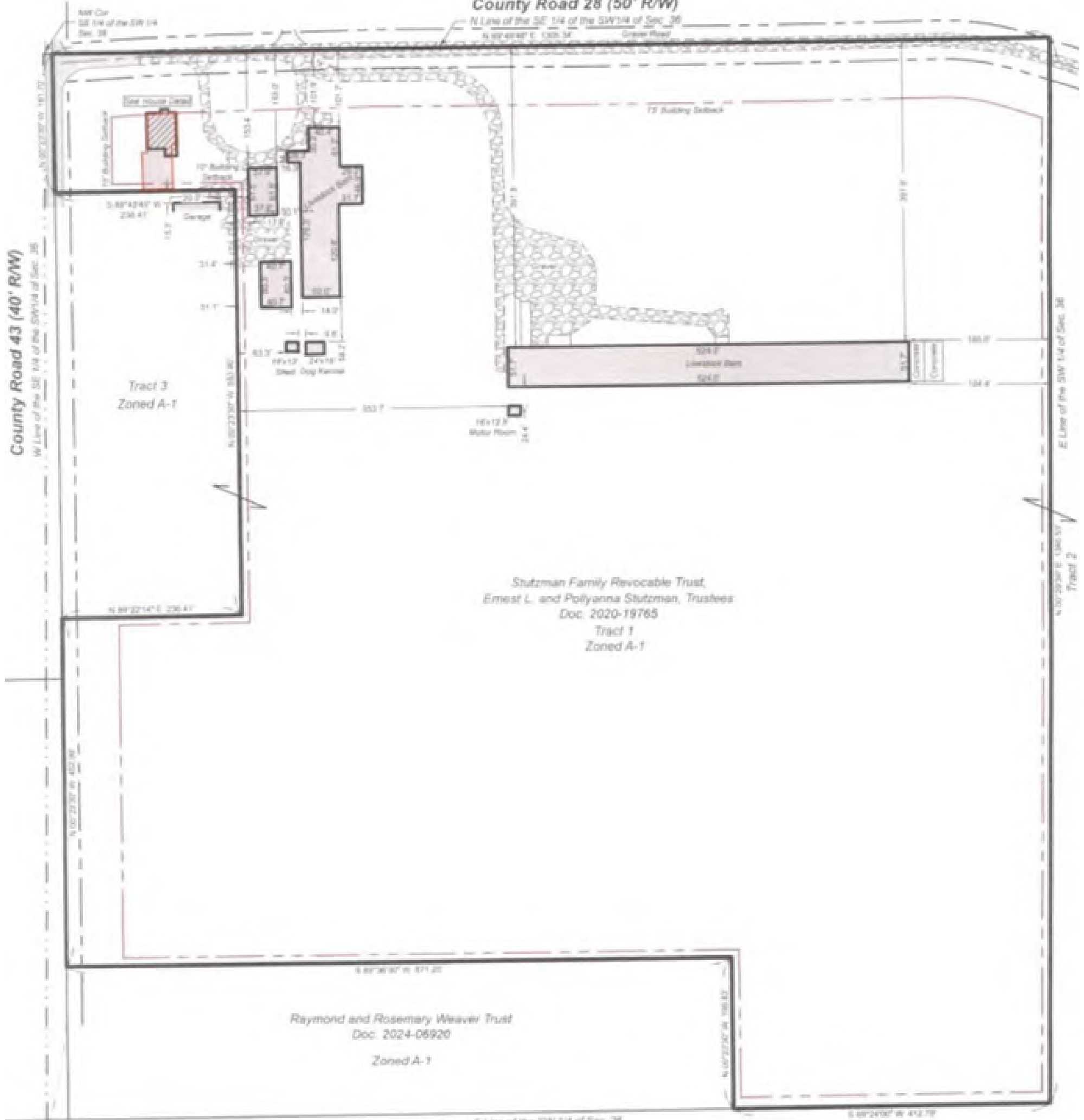
If yes, tell us how many total there will be. \_\_\_\_\_

9) Tell us anything else you want us to know. This parcel is getting an Administrative Subdivision in order to pull building permits for Elkhart County.



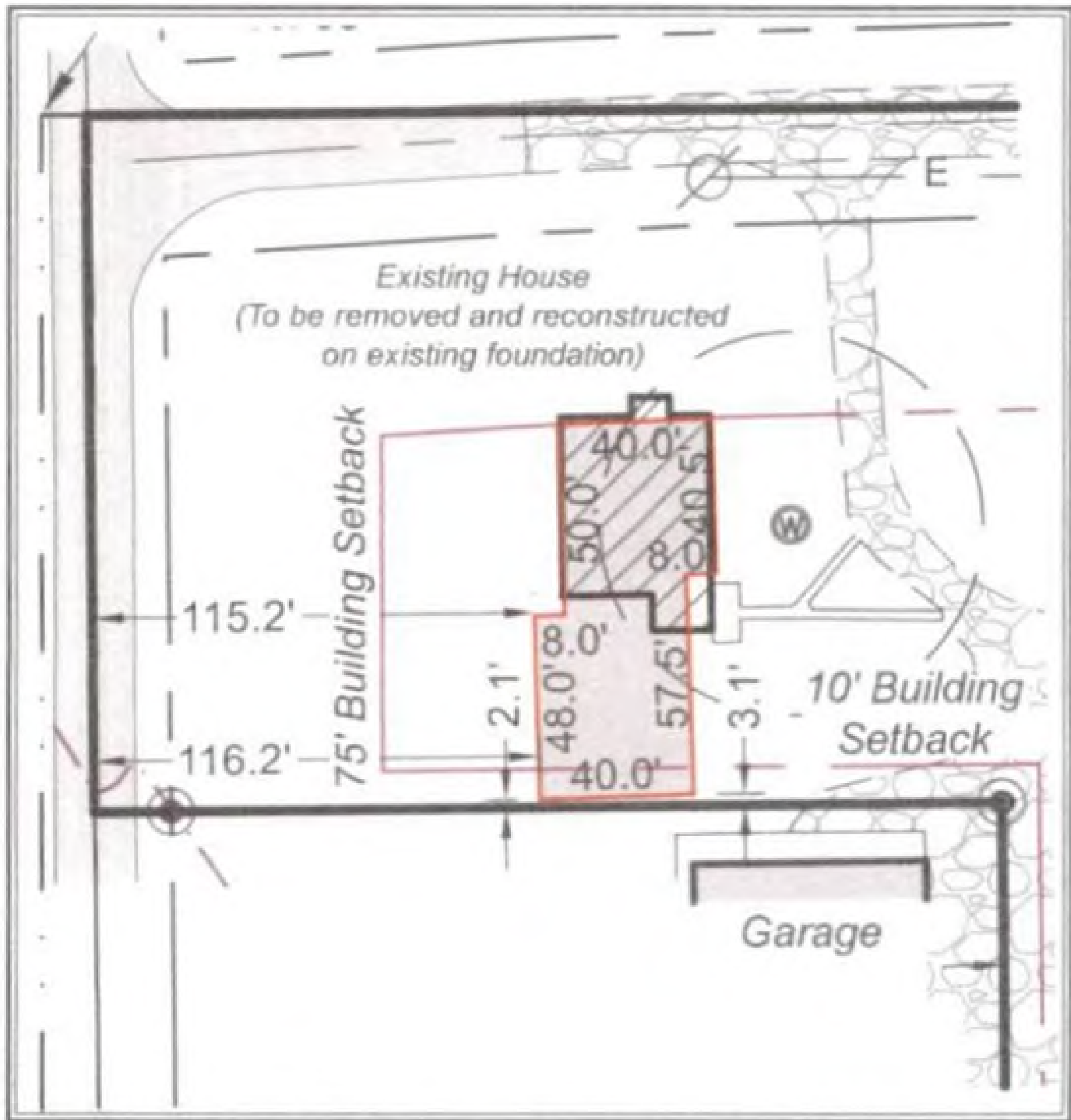
County Road 28 (50' R/W)

County Road 43 (40' R/W)



Stutzman Family Revocable Trust,  
Ernest L. and Pollyanna Stutzman, Trustees  
Doc. 2020-19765  
Tract 1  
Zoned A-1

Raymond and Rosemary Weaver Trust  
Doc. 2024-06920  
Zoned A-1



# *Hearing Officer Staff Report*

*Prepared by the Department of Planning and Development*

*Hearing Date:* March 19, 2025

*Transaction Number:* SUP-0071-2025.

*Parcel Number(s):* 20-15-11-476-002.0000-018.

*Existing Zoning:* A-1.

*Petition:* For a Special Use for an existing mobile home.

*Petitioner:* Amanda Buck.

*Location:* Northwest corner of CR 127 & CR 146, in Jackson Township.

## *Site Description:*

- Physical Improvement(s) – Mobile home, detached accessory structures.
- Proposed Improvement(s) – None.
- Existing Land Use – Residential.
- Surrounding Land Use – Residential and Agricultural.

## *History and General Notes:*

- **November 17, 1977** – A Special Use was granted for a mobile home to be occupied by Carol Swihart (SU-77-950).
- **November 15, 1979** – A Special Use was granted for a mobile home to be occupied by Brad Smith (79-170-SU).
- **January 19, 1995** – A Special Use was granted for an existing mobile home to be used for farm help (94-5000).
- **February 14, 2007** – A Special Use was granted for an existing mobile home to be occupied by Jeffery Scott Wixson (20071110).

## *Staff Analysis:*

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 A-1 zone with a Special Use.
2. The Special Use will not cause substantial and permanent injury to the appropriate use of neighboring property. This is a 3.21-acre parcel in a low-density residential area, and the property will remain residential in character. The mobile home has been existing on this parcel since 1977 without complaints.

# *Hearing Officer Staff Report (Continued)*

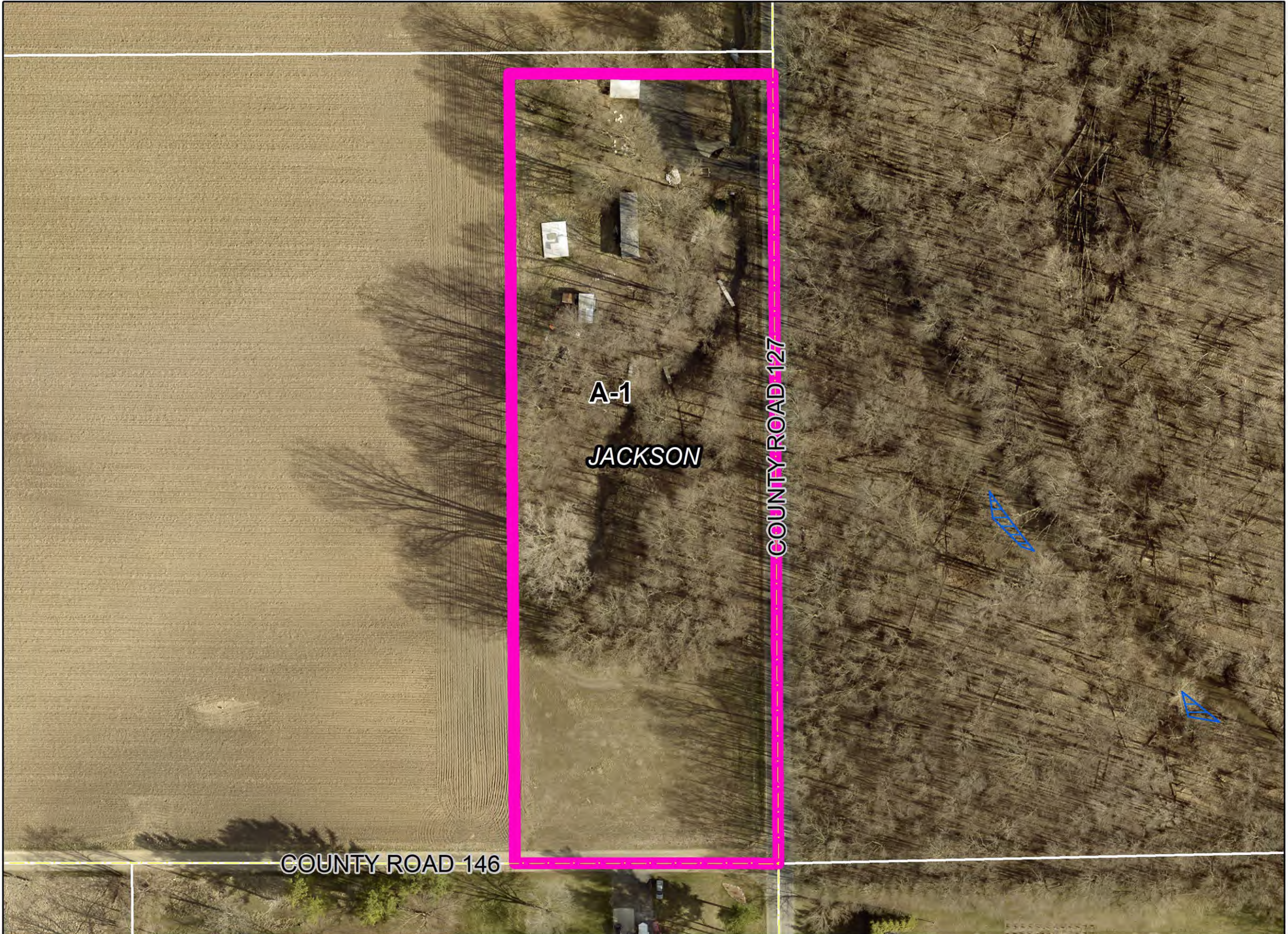
*Hearing Date:* March 19, 2025

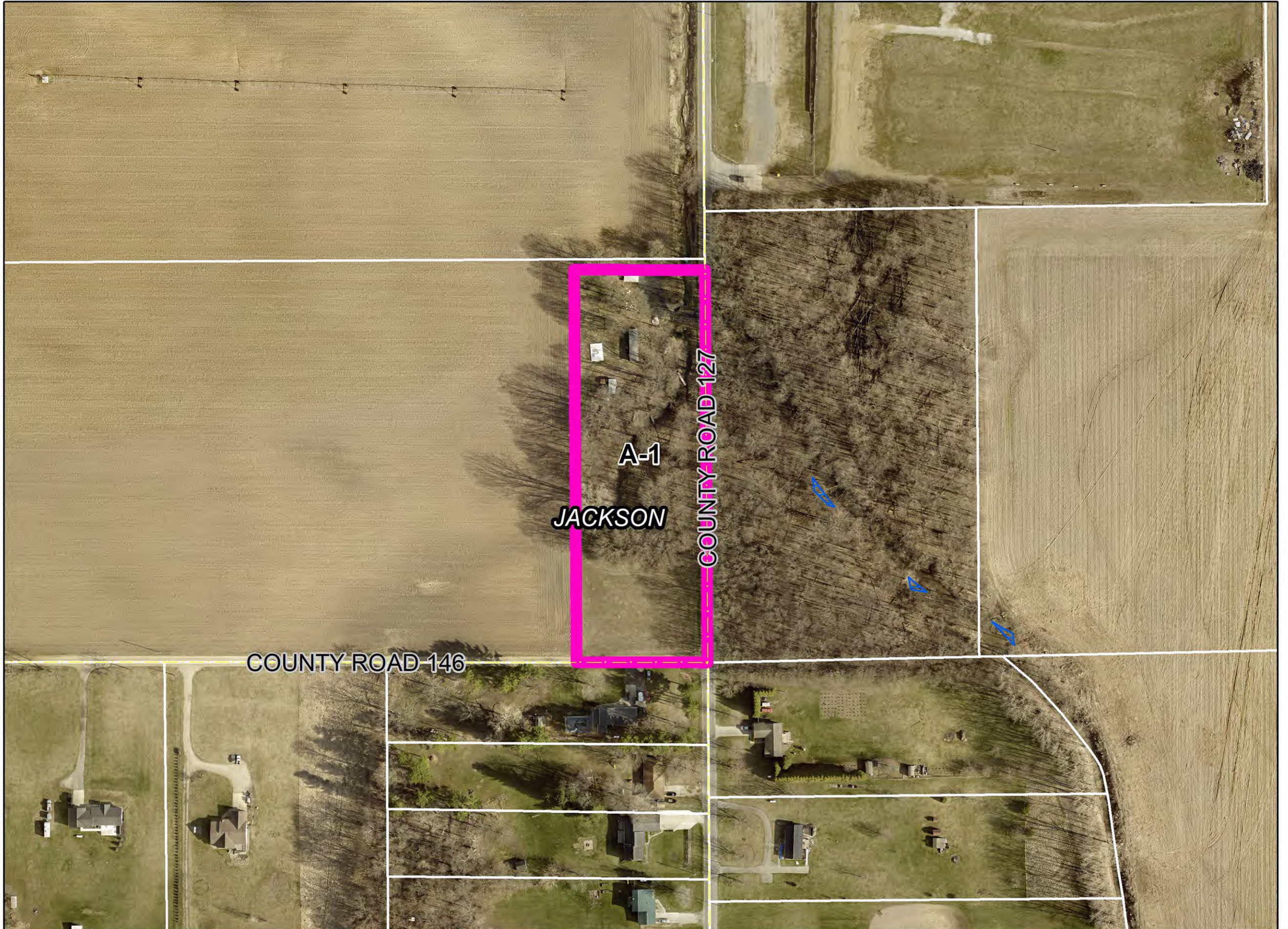
3. The Special Use will substantially serve the public convenience and welfare by providing an affordable living option.

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 2/17/2025) and as represented in the Special Use application.

SUP-0071-2025









Subject property, facing west





Facing north



Facing south



Facing east

# 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-0071-2025

Date: 02/07/2025

Meeting Date:

March 19, 2025

Board of Zoning Appeals Public Hearing

Transaction #:

SUP-0071-2025

Description: for a Special Use for an existing mobile home

Contacts: Applicant

Amanda Buck

68919 Cr 127

New Paris, IN 46553

Land Owner

Amanda Buck

68919 Cr 127

New Paris, IN 46553

Site Address: 68919 County Road 127  
New Paris, IN 46553

Parcel Number:

20-15-11-476-002.000-018

Township: Jackson

Location: Northwest Corner Of County Road 127 & County Road 146

Subdivision:

Lot #

Lot Area: 3.21 Frontage: 864.00

Depth: 216.00

Zoning: A-1

NPO List: 03/03/2025

Present Use of Property: RESIDENTIAL

Legal Description:

Comments: PARCEL CREATION DATE 1/27/06  
PREVIOUS SPECIAL USE 77-950 GRANTED 11/15/79 FOR BRAD SMITH FOR A MOBILE HOME, 94-500 APPROVED  
1/19/95 FOR SCOTT SMITH FOR EXISTING MOBILE HOME, SEE SU 20071110 FOR JEFFREY WIXON APPROVED 2/14/07  
FOR EXISTING MOBILE HOMERENEWALS SUP 0410-2019 & SUP 0040-2022  
APPLICANT DOES NOT HAVE IMMEDIATE PLANS TO LIVE IN THE MOBILE HOME

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: 68919 CR 127 New Paris, IN 46553

Parcel number(s): 20-15-11-476-002

Current property owner

Name: Amanda Buck

Address: 68919 CR 127 New Paris, IN 46553

Phone: 574-831-3197

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

Other party

Agent     Buyer     Land contract purchaser     Lessee

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

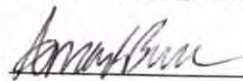
Address: \_\_\_\_\_

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: \_\_\_\_\_



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 \_\_\_\_\_ Township

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

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

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

Special Use for a Mobile Home — Questionnaire

Name: Amanda Buck

- 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. It is currently used for storage, but if someone were to live in it it would be myself

- 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. It has already been there for years, and since buying it I have improved its looks and plan to continue to do so. For example, when I bought it it was green from algae but I powerwashed it and plan to do so on a regular basis. I am also currently replacing the ugly front steps that were there with much more attractive ones (I will complete this when the ground thaws)

- 5) Does the mobile home need its own well and septic? Well:  Y  N <sup>Already has</sup>  Septic:  Y  N <sup>Already has</sup>

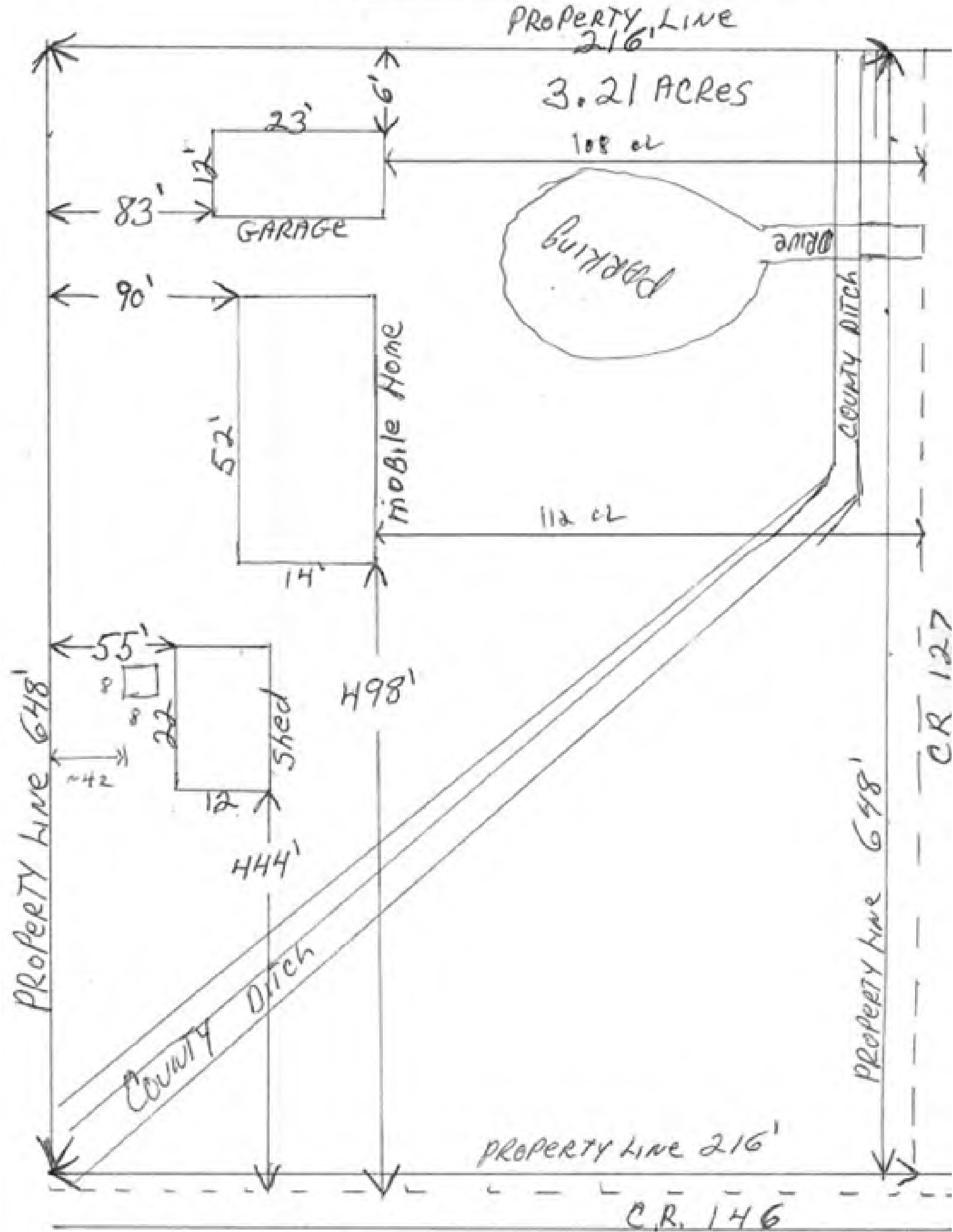
Does the mobile home need a new septic system?  Y  N

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

- 6) Tell us the size of the mobile home. 14' x 52'

- 7) Tell us the year of the mobile home. 1977

- 8) Tell us anything else you want us to know. This is basically just for legality, the mobile home is already there and was already approved for a special use permit, however since it was under the previous owner's name before the rules changed to link the permit to the property rather than the owner, I have to reapply.



# *Hearing Officer Staff Report*

*Prepared by the Department of Planning and Development*

*Hearing Date:* March 19, 2025

*Transaction Number:* SUP-0089-2025.

*Parcel Number(s):* 20-05-12-333-006.000-001.

*Existing Zoning:* R-2.

*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.

*Petitioner:* Leah Sarber.

*Location:* West side of Best Ave., 165 ft. South of Illinois St., East of Shore Ave., South of CR 16, in Baugo 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 23, 2022** – A complaint was received for an unsafe residence (Code-0024-2022). This went in front of the Hearing Officer on June 20, 2024, and the order to comply was adopted.
- **August 5, 2022** – A complaint was received for trash all over & tall grass & weeds (Code-0460-2022). Code case was closed due to being found in compliance on August 16, 2022.
- **August 19, 2024** – The final inspection for the demolition of the unsafe house was completed (BR-1634-2024).

## *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 zone with a special use.
2. The Special Use will not cause substantial and permanent injury to the appropriate use of neighboring property. This is a 0.25-acre parcel in a high-density residential area and the property will remain residential in character. There are other mobile homes in the neighborhood.
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:* March 19, 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 2/14/2025) and as represented in the Special Use application.

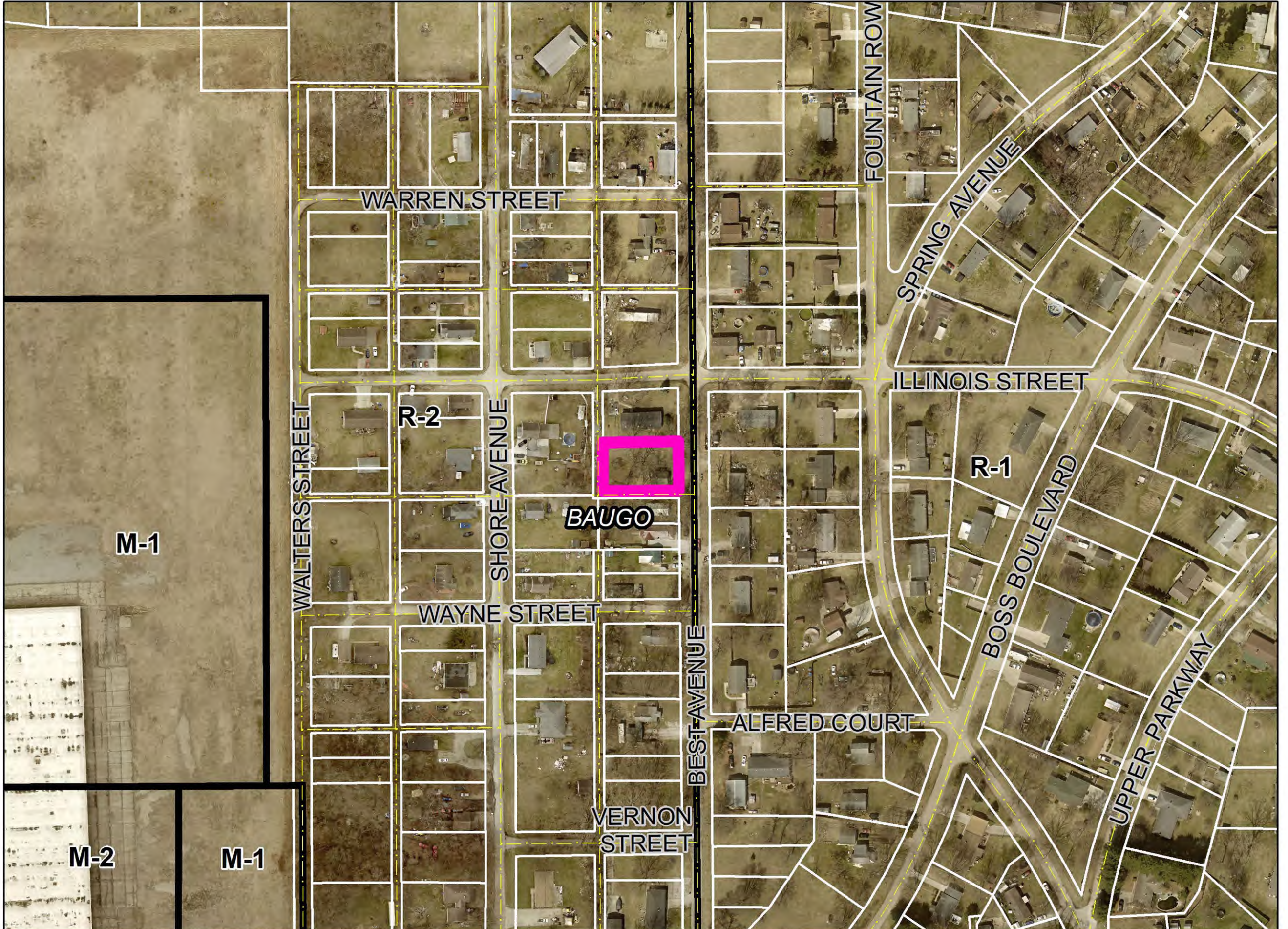
*For a Developmental Variance to allow for the placement of a mobile home within 300 ft. of a residence and for a 5 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the placement of a mobile home 45 ft. from the centerline of the right-of-way, staff finds that:*

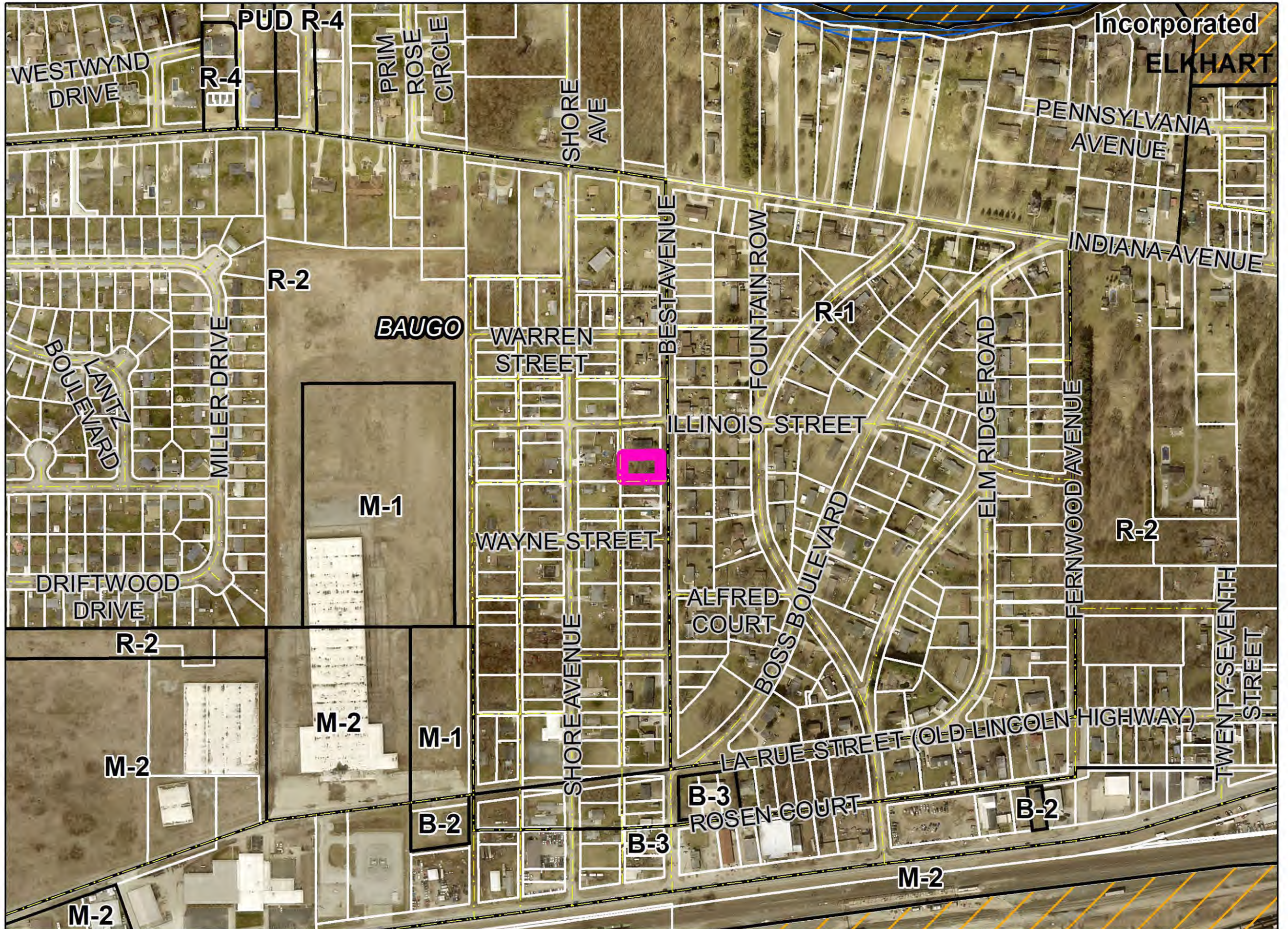
1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. There are other mobile homes in this neighborhood. Due to the size of the property, the mobile home can't be placed in such a way that a setback encroachment will not be needed.
2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 0.25-acre parcel in a high-density residential area, 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. 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 2/14/2025) and as represented in the Developmental Variance application.









Subject property, facing west



Facing north



Facing south



Facing east



# 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-0089-2025

Date: 02/14/2025 Meeting Date: March 19, 2025  
Board of Zoning Appeals Public Hearing Transaction #: SUP-0089-2025

Description: 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

Contacts: <u>Applicant</u>	<u>Land Owner</u>
Leah Sarber	Leah Sarber
54140 Southwood Drive	54140 Southwood Drive
Elkhart, IN 46514	Elkhart, IN 46514

Site Address: 56585 Best Ave Elkhart, IN 46516	Parcel Number: 20-05-12-333-006.000-001
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Township: Baugo  
Location: West Side Of Best Avenue, 165 ft. South of Illinois St., East of Shore Ave., South of CR 16

Subdivision: LAKE SHORE PARK	Lot # 13 & 14
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Lot Area: 0.25	Frontage: 82.50	Depth: 132.60
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Zoning: R-2	NPO List: 03/03/2025
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Present Use of Property: VACANT

Legal Description:

Comments: DEMO OF UNSAFE RESIDENCE ON BR-1634-2024, COMPLETED ON 8/19/2024  
FRONT SET-BACK AS ORIGINALLY PROPOSED LEFT AS IS DUE TO POSSIBLE SEPTIC ENCROACHMENT SO  
VARIANCE WAS ADDED (D DEAN)

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: 56585 Best ave. Elkhart, IN

Parcel number(s): \_\_\_\_\_

Current property owner

Name: Lean Sarber

Address: 54140 Southwood dr. Elkhart, IN 46514

Phone: 574-575-8479

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

Other party

Agent

Buyer

Land contract purchaser

Lessee

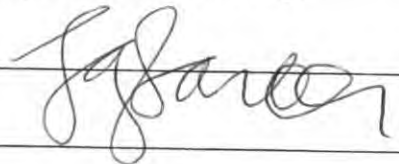
Name: \_\_\_\_\_

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: \_\_\_\_\_



Staff Use Only

Description: Special Use for a Mobile Home

Demo on BR-1634-2024 (completed 8/19/2024)

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 Best Ave

950

ft.

N (S) E W of CR 16

in Bango Township

Frontage: 82.5

Depth: 132.6

Area: .25

acres

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

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

Special Use for a Mobile Home — Questionnaire

Name: Leah Sarber

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. Family | tenant

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. providing home to family | future friends & tenants it won't hurt the neighbor

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. 16 x 80

7) Tell us the year of the mobile home. 1995

8) Tell us anything else you want us to know. We want to put mobile home for this lot

Developmental Variance — Questionnaire

Name: Leah Barber

1) Tell us what you want to do. Put mobile home near other home 300 feet

2) Tell us why you can't change what you're doing so you don't need a variance. I want this mobile home in the lot & that's all we can do

3) Tell us why the variance won't hurt your neighbors or the community. We take care the mobile home & I don't think is a problem

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

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: 16 X 80  
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.

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. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Lot 13+14

ALLEY

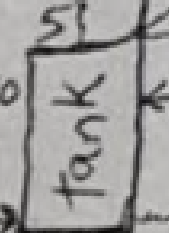
infiltrator Q4 std.

90'

max trench depth 20"

90'

1000 gallon tank with filter + alarm



56585 Best Ave.

80

16

45 CL

20

22

132.6

~~125'~~

ALLEY

Best Ave.

82.5

~~80~~

12

10

20

No.