

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

MAY 14, 2025
9:00 A.M.

ADMINISTRATION BUILDING
MEETING ROOMS 104, 106, & 108
117 N. 2nd 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: **Brian Lee Kelly & Tammy Mae Kelly, Husband & Wife** (Page 1)
Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
Location: northeast corner of CR 40 & SR 15, common address of 65986 SR 15 in Elkhart Township, zoned R-1. DV-0188-2025
- B. Petitioner: **Adrian Royer & Melissa Royer, Husband & Wife** (Page 2)
Petition: for a 20 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for the construction of an accessory structure 55 ft. from the centerline of the right-of-way, for a 1 ft. Developmental Variance (Ordinance allows 25 ft.) to allow for the construction of an accessory structure 26 ft. in height, 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 CR 28, 1,000 ft. west of CR 3, common address of 29210 CR 28 in Olive Township, zoned A-1. DV-0211-2025
- C. Petitioner: **Michael L. Eicher & Paul M. Eicher** (Page 3)
& Loretta L. Eicher, Husband & Wife
Petition: for a 70 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence.
Location: west side of CR 31, 1,015 ft. south of CR 50, in Jackson Township, zoned A-1. DV-0229-2025

- D. Petitioner: ***AMMF Trustee Corporation (Land Contract Holder) & Jesse A. Borkholder & Angela S. Borkholder, Husband & Wife (Land Contract Purchasers)*** (Page 4)
 Petition: for a 9 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for the construction of an accessory structure 1 ft. from the rear property line.
 Location: south side of CR 42, 1,900 ft. east of Ash Rd., common address of 30622 CR 42 in Locke Township, zoned A-1. DV-0230-2025
- E. Petitioner: ***Charles Hoogewerf & Kimberly Hoogewerf, Husband & Wife*** (Page 5)
 Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
 Location: west side of CR 23, 280 ft. south of CR 142, common address of 67533 CR 23 in Jackson Township, zoned R-1. DV-0231-2025
- F. Petitioner: ***Adam L. Borkholder & Alma O. Borkholder, Husband & Wife*** (Page 6)
 Petition: for a 2 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an existing accessory structure and the construction of an addition 3 ft. from the west side property line.
 Location: south side of CR 56, 2,400 ft. west of CR 101, common address of 29964 CR 56 in Locke Township, zoned A-1. DV-0236-2025
- G. Petitioner: ***Daniel R. Holderread*** (Page 7)
 Petition: for a 9 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for the construction of an attached accessory structure 1 ft. from the south side property line, for a 15 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the construction of an attached accessory structure 35 ft. from the centerline of the right-of-way of 46th St., and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
 Location: southwest corner of 46th St. & Cardinal Ave., common address of 56539 46th St. in Baugo Township, zoned R-1. DV-0239-2025

MOBILE HOME SPECIAL USE/DEVELOPMENTAL VARIANCE

- H. Petitioner: ***Galen w. & Betty Miller (Buyer) & Frances M. Starr formerly known as Frances M. Priestly (Seller)*** (Page 8)
 Petition: for a Special Use for an existing mobile home and for a Developmental Variance to allow for an existing mobile home within 300 ft. of a residence.
 Location: north side of CR 36, 1,250 ft. east of CR 35, common address of 13899 CR 36 in Clinton Township, zoned A-1. SUP-0238-2025

The Elkhart County Board of Zoning Appeals Hearing Officer is meeting on Wednesday May 14, 2025, at **9:00 am** in Rooms 104, 106, & 108 of the Administration Building, Goshen, Indiana. Pursuant to advice of the Indiana Public Access Counselor, general public comment will not be permitted at this public meeting on non-public hearing matters. To the extent you wish to make comment remotely during any public hearings scheduled during this public meeting, please call (574) 971-4678 to learn how to remotely submit your public comment for the public hearing. The public is encouraged to attend the meeting remotely by going to www.elkhartcountyplanninganddevelopment.com at **9:00 am** on May 14, 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>