

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

JUNE 17, 2026
9:00 A.M.

PUBLIC SERVICES BUILDING
MEETING ROOMS A & B
4230 ELKHART ROAD, 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: ***T.O. Double D Properties, LLC*** (Page 1)
Petition: for a Developmental Variance to allow for the construction of a residence on property served by an unimproved/unmaintained county right-of-way and for a 50 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence.
Location: West end of Sturdy Oak Dr., 70 ft. West of Shady Ln., West of SR 19, in Osolo Township, zoned A-1. DV-0226-2026
- B. Petitioner: ***Richard Lee Maust & Tamara K. Maust, 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: East side of CR 7, 1,500 ft. South of CR 50, common address of 70776 CR 7 in Union Township, zoned A-1. DV-0287-2026
- C. Petitioner: ***George E. Nickell*** (Page 3)
Petition: for a 27 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the construction of a residence 23 ft. from the centerline of the right-of-way of Thompson Ave., for a 30 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the construction of a residence 20 ft. from the centerline of the right-of-way of Cedar Crest Ct., for a Developmental Variance to allow for lot coverage to exceed that allowed by right 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 North Shore Dr. & Thompson Ave., East of SR 19, in Osolo Township, zoned R-2. DV-0289-2026

- D. Petitioner: ***Property Owners of River Shore Woods*** (Page 4)
 Petition: for a 19 square foot Developmental Variance (Ordinance allows 8 square feet) to allow for a 27 square foot free standing sign and for a 1 ft. Developmental Variance (Ordinance allows 4 ft.) to allow for a freestanding sign 5 ft. in height.
 Location: Northeast corner of CR 16 & River Shore Ln., in Baugo Township, zoned R-1. DV-0304-2026
- E. Petitioner: ***John Schrock & Judy Schrock, Husband & Wife*** (Page 5)
 Petition: for a 14 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for the construction of a commercial addition 61 ft. from the centerline of the right-of-way of CR 23, for a 5 ft. Developmental Variance (Ordinance requires 15 ft.) to allow for the construction of a commercial addition 10 ft. from the rear property line and for a 10 ft. Developmental Variance (Ordinance requires 25 ft.) to allow for the construction of a commercial addition 15 ft. from the west side property line.
 Location: Southwest corner of CR 50 & CR 23, common address of 19510 CR 50 in Jackson Township, zoned M-2. DV-0290-2026
- F. Petitioner: ***Maribel Ramirez*** (Page 6)
 Petition: for a Developmental Variance to allow for the placement of a manufactured home not on a permanent foundation within 300 ft. of a residence.
 Location: Northeast corner of Grover St. & Independence St., common address of 25273 Grover St. in Osolo Township, zoned R-2. DV-0293-2026
- G. Petitioner: ***Kyle B. Carrick & Lauren A. Carrick, Husband & Wife*** (Page 7)
 Petition: for a 76 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for an existing residence.
 Location: South side of CR 48, 2,050 ft. East of CR 23, common address of 18976 CR 48 in Jackson Township, zoned A-1. DV-0302-2026

SPECIAL USE MOBILE HOME/DEVELOPMENTAL VARIANCE

- H. Petitioner: ***Jacob Hernandez*** (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: South Side of Cole St., 435 ft. West of CR 13, common address of 23826 Cole St. in Concord Township, zoned R-2. SUP-0272-2026

Hearing Officer Staff Report

Prepared by the Department of Planning and Development

Hearing Date: June 17, 2026

Transaction Number: DV-0226-2026.

Parcel Number(s): 20-02-07-477-007.000-026 & 20-02-08-353-007.000-026.

Existing Zoning: A-1.

Petition: For a Developmental Variance to allow for the construction of a residence on property served by an unimproved/unmaintained county right-of-way and for a 50 ft. lot width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence.

Petitioner: T.O. Double D Properties, LLC.

Location: West end of Sturdy Oak Dr., 150 ft. west of Shady Ln., west of SR 19, in Osolo Township.

Site Description:

- Physical Improvement(s) – None.
- Proposed Improvement(s) – Residence, detached garage.
- Existing Land Use – Vacant residential.
- Surrounding Land Use – Residential.

History and General Notes:

- **October 21, 1969** – Sturdy Oak Fifth Subdivision was platted showing a 50 ft. stub for future development toward Christiana Creek.

Staff Analysis:

Staff finds that:

1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. The area the petitioner will be responsible for maintaining is minimal, 150 ft. in length, and it will serve fewer homes than it was intended for at the time of platting.
2. Approval of the request will not cause substantial adverse effect on neighboring property. A dust-free surface and a highway permit will be required. The property served is 12.5 acres in a residential area, and the density 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. The property does have direct access to 50 ft. of dedicated right-of-way.

Hearing Officer Staff Report (Continued)

Hearing Date: June 17, 2026

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 4/16/2026) and as represented in the Developmental Variance application.

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-0226-2026

Developmental Variance - Developmental Variance

Date: 04/16/2026 Meeting Date: June 17, 2026
Board of Zoning Appeals Public Hearing Transaction #: DV-0226-2026

Description: for a Developmental Variance to allow for the construction of a residence on property served by an unimproved/unmaintained county right-of-way

<u>Applicant</u>	<u>Land Owner</u>
T O Double D Properties Llc	Todouble D Properties
24925 County Road 4	24925 Cr 4
Elkhart, IN 46514	Elkhart, IN 46514

Site Address: 00000 Sturdy Oak Dr. ELKHART, IN 46514	Parcel Number: 20-02-07-477-007.000-026 20-02-08-353-007.000-026
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Township: Osolo
Location: WEST END OF STURDY OAK DR., 70 FT. WEST OF SHADY LANE, WEST OF SR 19

Subdivision: Lot #

Lot Area: 12.50 Frontage: 50.00 Depth: 1,197.00

Zoning: A-1 NPO List:

Present Use of Property: VACANT

Legal Description:

Comments: PARCEL CREATION DATE: 3/1/1962
RESIDENTIAL BREAKDOWN: RESIDENCE IS 2700 SF X 200% = 5400 SF MINUS 2304 SF PROPOSED GARAGE = 3096 SF
AVAILABLE FOR PERSONAL STORAGE

Applicant Signature:

Department Signature:

1.) I want to build a single family home and a private workshop/garage. The two lots are deeded together and they are zoned A1. A1 requires 100' feet of lot width to build. The lot is 500' feet wide but only 50' feet of that is accessible to the road (shady lane), through a 50' foot by 140' foot 'right of way' that is owned by the county. The access across from ~~state~~ Sturdy Oak Drive is unimproved.

2.) I can't change the width of the 'right of way' that is the access to the lot.

3.) This will not hurt my neighbors or community as this area is already residential

Developmental Variance — Questionnaire

Name: Todd Haughton

1) Tell us what you want to do. ~~I want to build a single family home and garage. The road access is through a 50' foot right of way. All requires 100' feet of~~

See attached page

2) Tell us why you can't change what you're doing so you don't need a variance. See attached page

3) Tell us why the variance won't hurt your neighbors or the community. See attached page

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: 2080 sf and 14' tall

Tell us what you'll use it for. single family home

~~Building or addition 2~~ Size and height to the peak: _____
Tell us what you'll use it for. _____

Building or addition 2 Size and height to the peak: 2304 sf and 24' tall

Tell us what you'll use it for. private workshop/garage

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

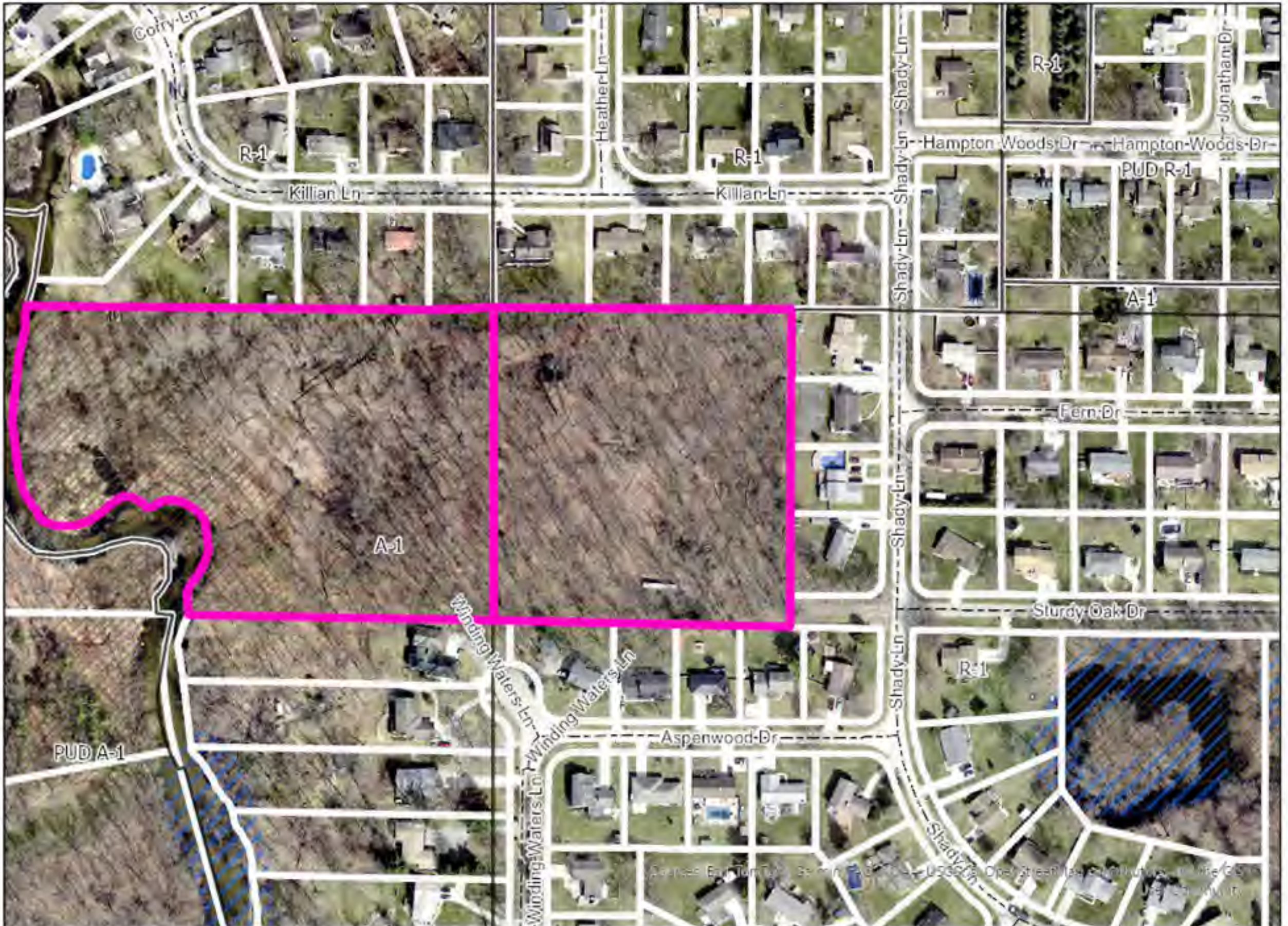
8) Does the application include a variance for parking spaces? Y N
If yes, tell us how many total there will be. _____

9) Tell us anything else you want us to know. _____

12

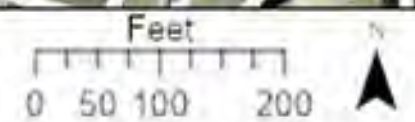


DV-0226-2026



2025 Aerials

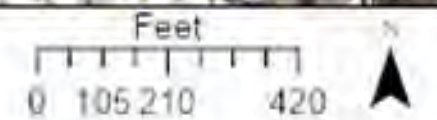
1 inch equals 200 ft





2025 Aerials

1 inch equals 400 ft





Subject property



Facing south

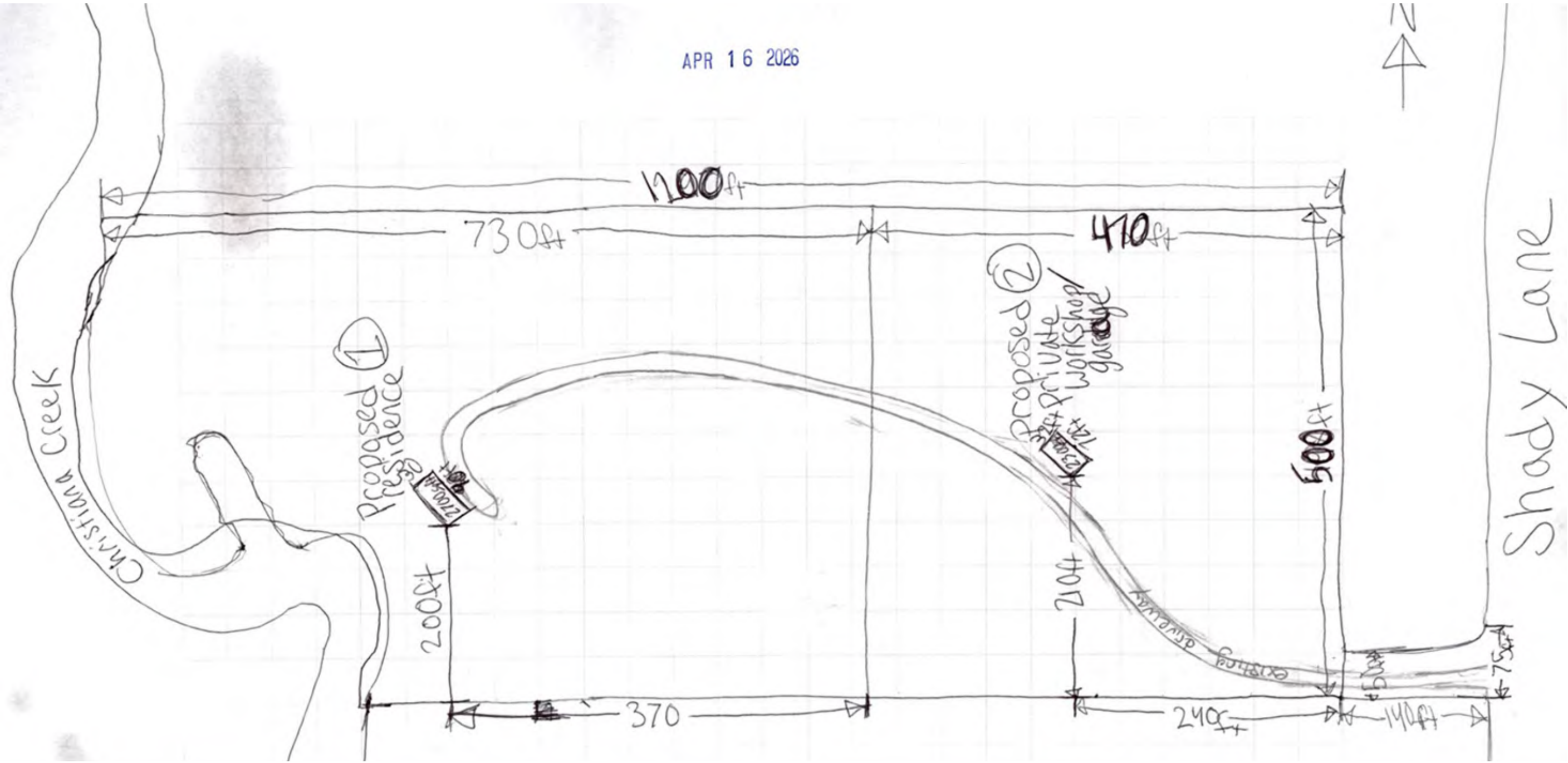


Facing north



Facing east

APR 16 2026



Hearing Officer Staff Report

Prepared by the Department of Planning and Development

Hearing Date: June 17, 2026

Transaction Number: DV-0287-2026.

Parcel Number(s): 20-14-20-300-001.000-028.

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: Richard Lee Maust & Tamara K. Maust, Husband & Wife.

Location: East side of CR 7, 1,500 ft. south of CR 50, in Union Township.

Site Description:

- Physical Improvement(s) – Residence, accessory structures.
- Proposed Improvement(s) – Addition to attached garage.
- 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 219 sq. ft., or 12 percent, over what is allowed by right, and the addition meets all other standards.
2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 1.5-acre parcel in a low-density residential 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. Strict application would prevent a project scale typical of low-density residential and agricultural areas.

Hearing Officer Staff Report (Continued)

Hearing Date: June 17, 2026

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 5/12/2026) and as represented in the Developmental Variance application.

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-0287-2026

Developmental Variance - Developmental Variance

Date: 05/12/2026

Meeting Date:

June 17, 2026

Board of Zoning Appeals Public Hearing

Transaction #:

DV-0287-2026

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

Contacts: Applicant

Timar Construction
67115 Cr 1
Wakarusa, IN 46573

Authorized Agent

Timar Construction
67115 Cr 1
Wakarusa, IN 46573

Land Owner

Richard Lee Maust & Tamara
K Maust, Husband & Wife
70776 County Road 7
Nappanee, IN 46550

Site Address: 70776 County Road 7
Nappanee, IN 46550

Parcel Number: 20-14-20-300-001.000-028

Township: Union

Location: EAST SIDE OF CR 7, 1,500 FT. SOUTH OF CR 50, IN

Subdivision:

Lot #

Lot Area: 1.02 Frontage: 200.00 Depth: 2,065.00

Zoning: A-1

NPO List:

Present Use of Property: RESIDENTIAL

Legal Description:

Comments: PARCEL CREATION DATE 3/1/1965
ELEC-R-1688-2023-COMplete, DOCUWARE-N/A.
RESIDENTIAL DWELLING AREA: 1,732 X110 % = 1,905 SQFT MINUS GARAGE 441 SQFT BARN 1,200 SQFT = 264 SQFT
MINUS NEW PROPOSED STRUCTURE GARAGE ADDITION 384 SQFT 384 SQFT = -120 SQFT.

Applicant Signature:

Department Signature:

Developmental Variance — Questionnaire

Name: _____

1) Tell us what you want to do. Buid new garge addition 16x24'

2) Tell us why you can't change what you're doing so you don't need a variance. Need room for second veical

3) Tell us why the variance won't hurt your neighbors or the community. NO close 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 city

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: 12' 24x16'
Tell us what you'll use it for. garge
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. _____

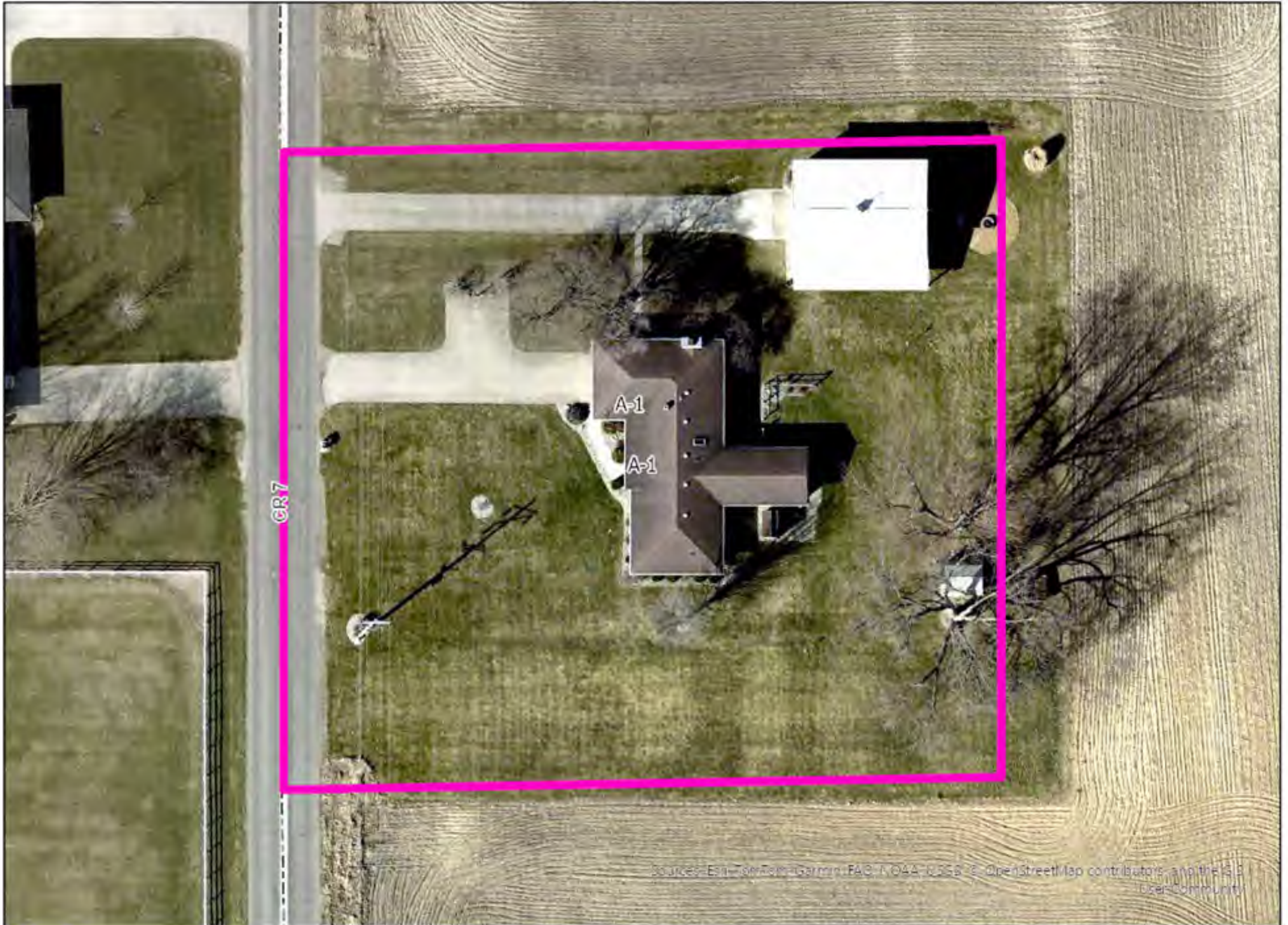
6) Does the application include a variance for a residence on property with no road frontage? Y N
If yes, fill out below.
Is the easement existing? Y N If the easement is existing, is it recorded? Y N
Tell us who owns (will own) the land under the easement. _____
Tell us how many parcels will use the 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. None

DV-0287-2026



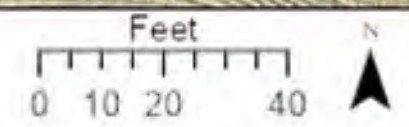
CR7

A-1
A-1

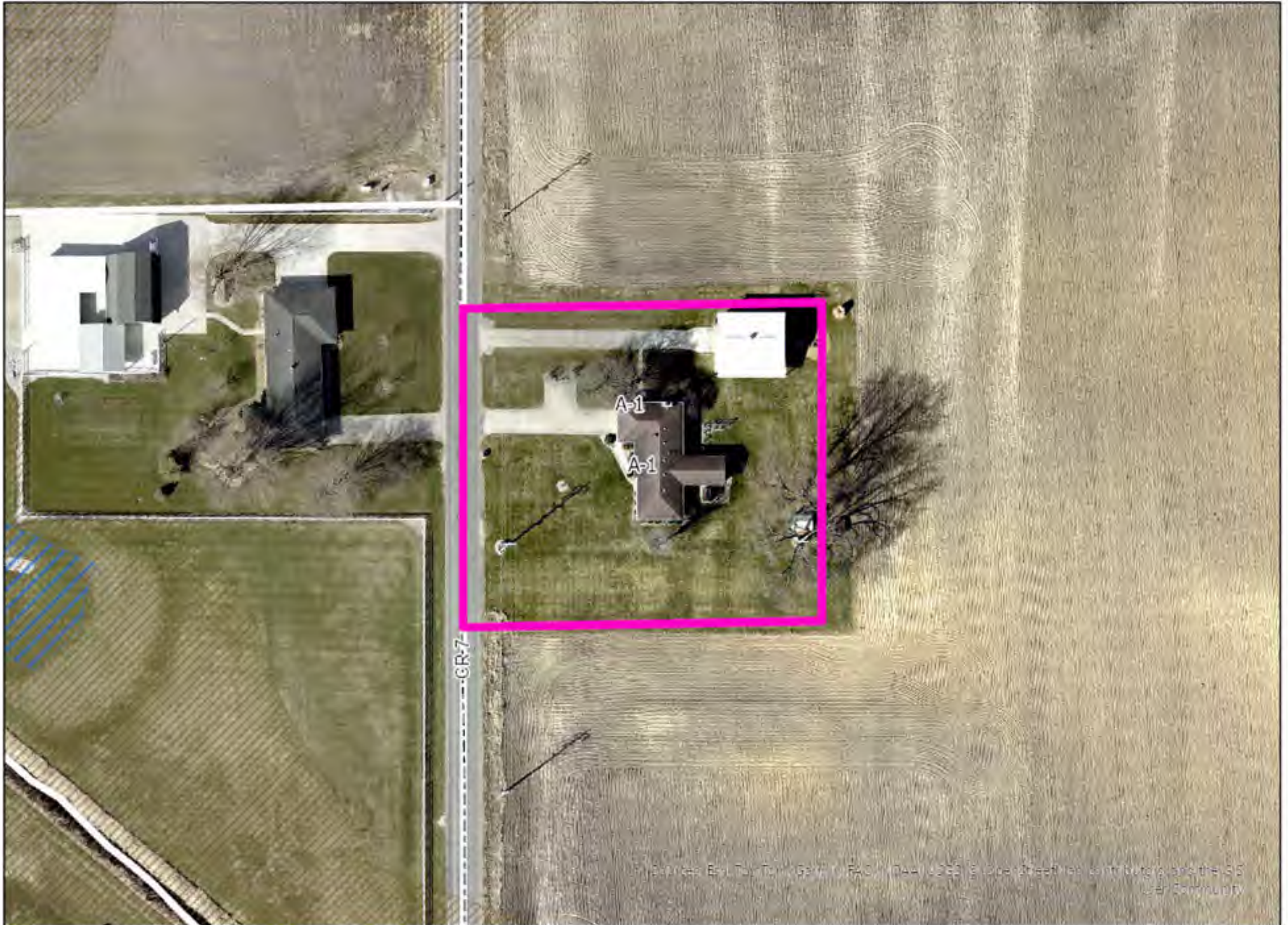
Sources: Esri, DeLorme, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

2025 Aerials

1 inch equals 40 ft

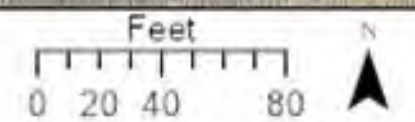


DV-0287-2026



2025 Aerials

1 inch equals 80 ft



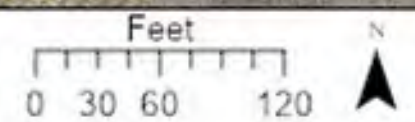
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DV-0287-2026



2025 Aerials

1 inch equals 120 ft



Source: Esri, TomTom, Mapbox, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Subject property



Facing north

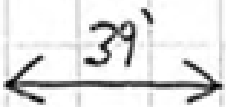
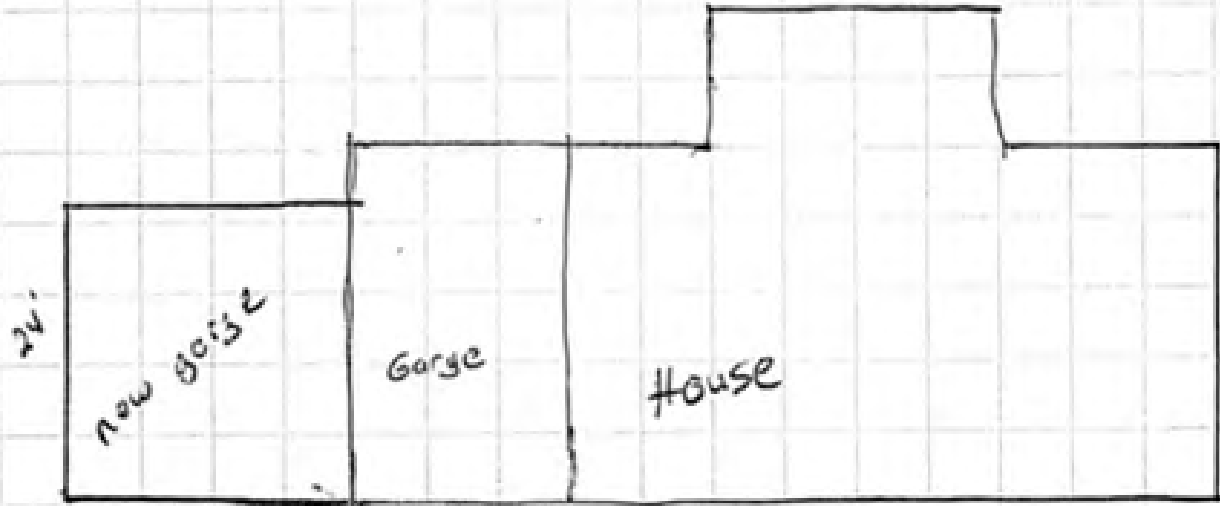
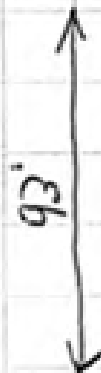
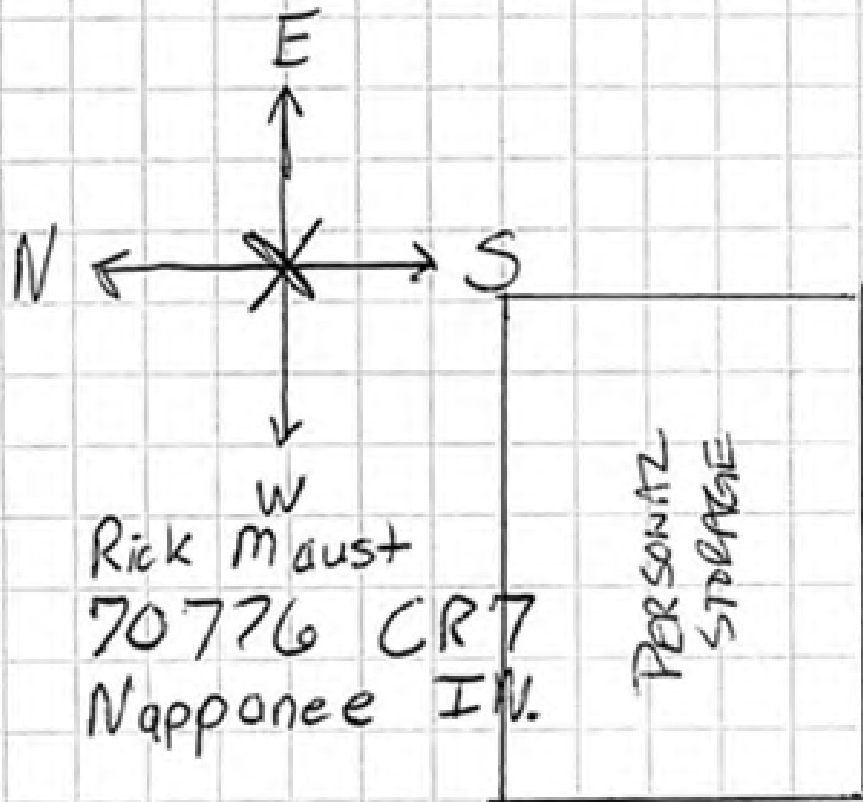


Facing south



Facing west

MAY 12 2026



16'



Total sqft 384

cost \$31,000

peak highth 12'

CR7

Hearing Officer Staff Report

Prepared by the Department of Planning and Development

Hearing Date: June 17, 2026

Transaction Number: DV-0289-2026.

Parcel Number(s): 20-02-17-206-037.000-026.

Existing Zoning: R-2.

Petition: For a 27 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the construction of a residence 23 ft. from the centerline of the right-of-way of Thompson Ave., for a 30 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the construction of a residence 20 ft. from the centerline of the right-of-way of Cedar Crest Ct., for a Developmental Variance to allow for lot coverage to exceed that allowed by right, and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.

Petitioner: George E. Nickell.

Location: Southwest corner of North Shore Dr. & Thompson Ave., east of SR 19, in Osolo Township.

Site Description:

- Physical Improvement(s) – None.
- Proposed Improvement(s) – Residence with attached garage.
- Existing Land Use – Vacant residential.
- Surrounding Land Use – Residential.

History and General Notes:

- **May 21, 2009** – The BZA approved an appeal to allow an accessory structure without a primary on a combination of lots 19C and 20C. There was no condition that required 19C and 20C to remain combined.

Staff Analysis:

Staff finds that:

1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. The encroachment will not hinder sight distance on Thompson Ave., and the storage request is 1,940 sq. ft., or 294 percent, over what is allowed by right, a result of limited proposed living area.
2. Approval of the request will not cause substantial adverse effect on neighboring property. Neighboring properties to the south contain accessory uses only. The lot is 0.15 acres, surrounded on 3 sides by right-of-way, and it 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. All variances are to allow a density of development that matches existing residential development along N. Shore Dr.

Hearing Officer Staff Report (Continued)

Hearing Date: June 17, 2026

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. A revised site plan must be submitted for staff approval showing correct building setbacks from the centerlines of Thompson Ave., Cedar Crest Ct., and N. Shore Dr.
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.

PLAN COMMISSION & BOARD OF ZONING APPEALS

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Phone - (574) 971-4678

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Developmental Variance - Developmental Variance

DV-0289-2026

Date: 05/13/2026 Meeting Date: June 17, 2026
Board of Zoning Appeals Public Hearing Transaction #: DV-0289-2026

Description: for a 27 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the construction of a residence 23 ft. from the centerline of the right-of-way of Thompson Ave., for a 30 ft Developmental Variance (Ordinance requires 50 ft.) to allow for the construction of a residence 20 ft. from the centerline of the right-of-way of Cedar Crest Ct., for a Developmental Variance to allow for lot coverage to exceed that allowed by right, and for a for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right

Contacts: <u>Applicant</u>	<u>Land Owner</u>
George E Nickell 10000 Butternut Ct Middlebury, IN 465409492	George E Nickell 10000 Butternut Ct Middlebury, IN 465409492

Site Address: 00000 North Shore Dr ELKHART, IN 46514	Parcel Number: 20-02-17-206-037.000-026
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Township: Osolo
Location: SOUTHWEST CORNER OF NORTH SHORE DR & THOMPSON AVE, EAST OF SR 19

Subdivision: BELLS NORTH SHORE PLACE @ SIMONTON LAKE	Lot # 19 C
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Lot Area: 0.15	Frontage: 180.00	Depth: 132.00
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Zoning: R-2	NPO List:
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Present Use of Property: VACANT

Legal Description:

Comments: PROPOSED RESIDENCE = 600 SQ FT X 110% = 660 SQ FT. PROPOSED ATTACHED ACCESSORY = 2,600 SQ FT, WHICH IS 1,940 SQ FT OVER THAT ALLOWED BY RIGHT

Applicant Signature:

Department Signature:

Developmental Variance — Questionnaire

Name: Brock and April Hanson

1) Tell us what you want to do. Build a 40' x 80' pole barn with living space for personal belongings and storage.

2) Tell us why you can't change what you're doing so you don't need a variance. Space needed for living, personal belongings, and storage.

3) Tell us why the variance won't hurt your neighbors or the community. We will be able to store personal belongings indoors and out of sight.

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: 40' x 80' and 21' to 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. _____

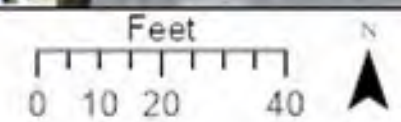
9) Tell us anything else you want us to know. We are asking a variance on the west and south property line. Instead of 15' we are asking for 5'. This will make us uniform with the neighbors existing structure to the south.

DV-0289-2026



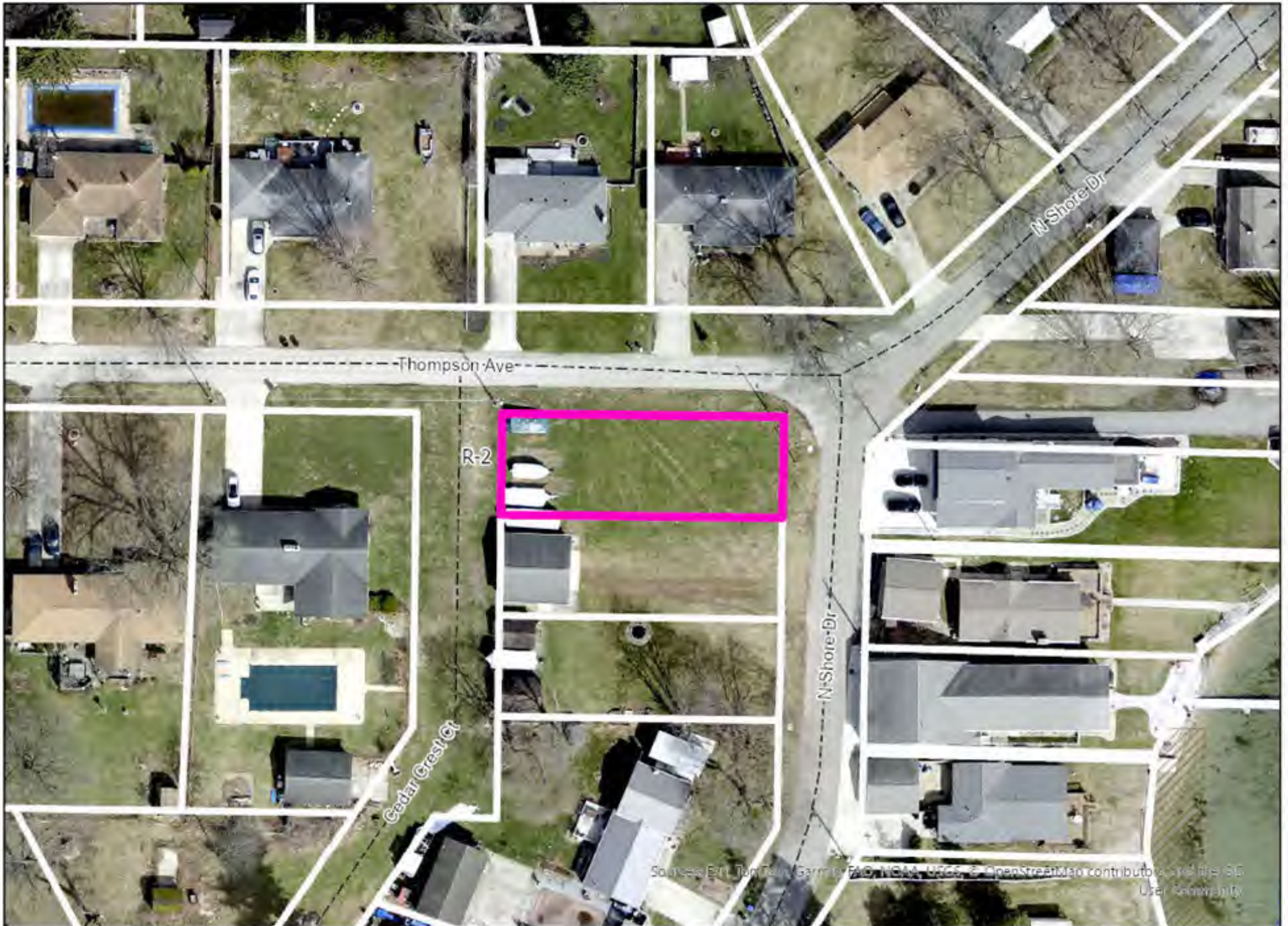
2025 Aerials

1 inch equals 40 ft



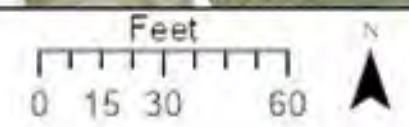
Source: Esri, DeLorme, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

DV-0289-2026



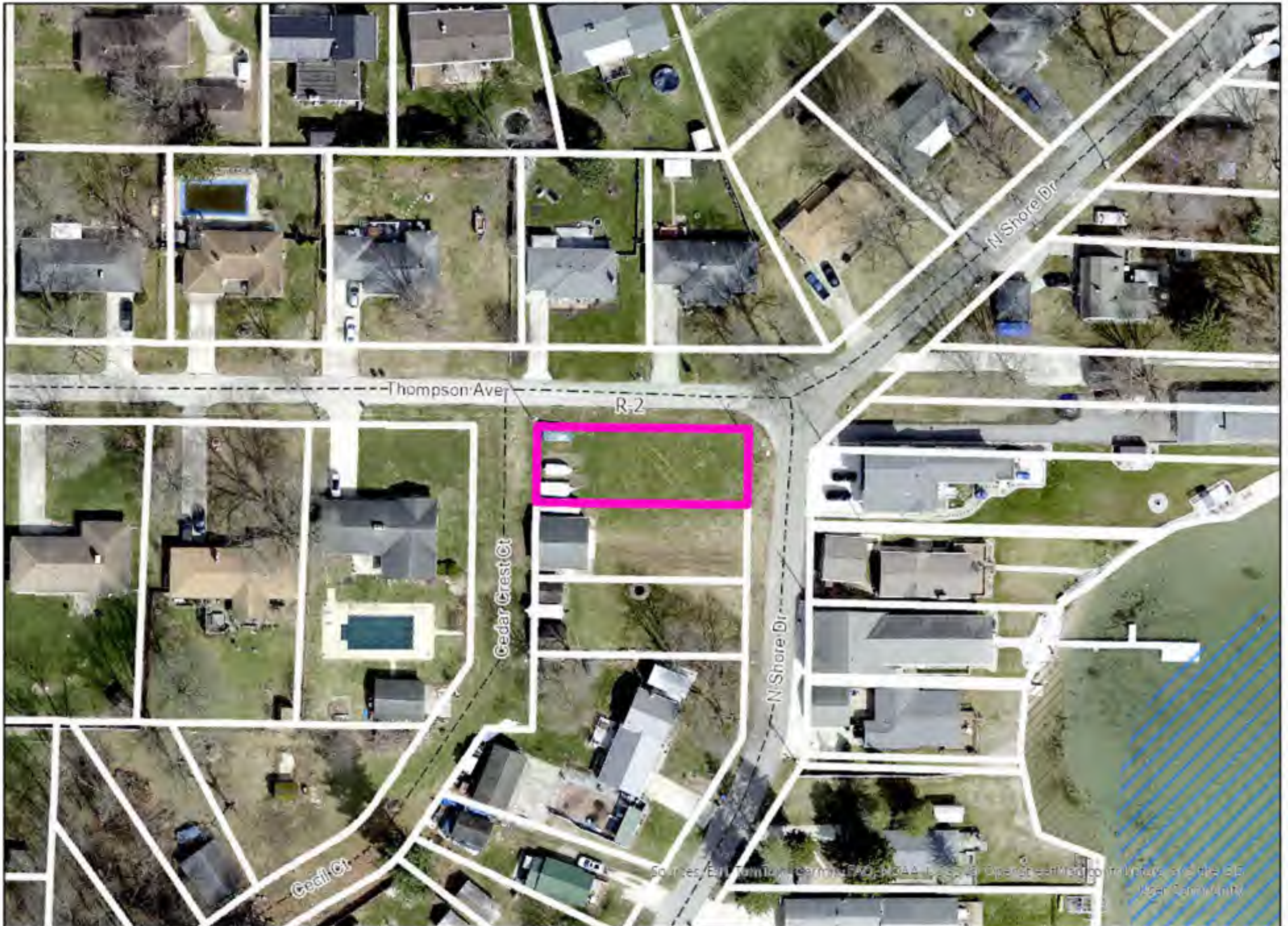
2025 Aerials

1 inch equals 60 ft



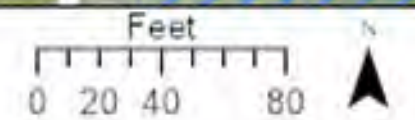
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

DV-0289-2026



2025 Aerials

1 inch equals 80 ft





Subject property (facing southeast)



Subject property (facing southwest)



Facing south



Facing northeast



Facing east

Thompson Drive (Centerline)



Hearing Officer Staff Report

Prepared by the Department of Planning and Development

Hearing Date: June 17, 2026

Transaction Number: DV-0304-2026.

Parcel Number(s): None.

Existing Zoning: R-1.

Petition: For a 19 sq. ft. Developmental Variance (Ordinance allows 8 sq. ft.) to allow for a 27 sq. ft. freestanding sign and for a 1 ft. Developmental Variance (Ordinance allows 4 ft.) to allow for a freestanding sign 5 ft. in height.

Petitioner: Property Owners of River Shore Woods.

Location: Northeast corner of CR 16 & River Shore Ln., in Baugo Township.

Site Description:

- Physical Improvement(s) – Freestanding sign.
- Proposed Improvement(s) – Replacement freestanding sign.
- Existing Land Use – Subdivision signage and stormwater retention.
- Surrounding Land Use – Residential.

History and General Notes:

- **June 25, 2018** – The plat for River Shore Woods was recorded showing common area at the south and an easement for an existing sign.

Staff Analysis:

Staff finds that:

1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. The existing sign and the replacement sign do not hinder sight distance, and the replacement sign meets all setback requirements.
2. Approval of the request will not cause substantial adverse effect on neighboring property. The subject property is a 0.7-acre common area in a residential area, and the area 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. A sign that observes all size and setback terms of the ordinance would be less visible from CR 16.

Hearing Officer Staff Report (Continued)

Hearing Date: June 17, 2026

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 5/18/2026) and as represented in the Developmental Variance application.

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-0304-2026

Developmental Variance - Developmental Variance

Date: 05/18/2026 Meeting Date: June 17, 2026
Board of Zoning Appeals Public Hearing Transaction #: DV-0304-2026

Description: for a 19 sq ft Developmental Variance (ordinance allows 8 sq ft) to allow for a 27 sq ft free standing sign and for a 1 ft. Developmental Variance (Ordinance allows 4 ft.) to allow for a freestanding sign 5 ft. in height

<u>Applicant</u>	<u>Authorized Agent</u>	<u>Land Owner</u>	<u>Land Owner</u>
Peter Colan 55922 Channel View Dr Elkhart, IN 46516	Peter Colan 55922 Channel View Dr Elkhart, IN 46516	Barri M Evangelist & Donna B Evangelisti Trust Evangelisti 56272 River Shore Ln Elkhart, IN 46516	Justin Zimpelman 56216 River Shore Ln Elkhart, IN 46516
<u>Land Owner</u>	<u>Land Owner</u>	<u>Land Owner</u>	<u>Land Owner</u>
Stephanie A & Mark E Owens W&H Owens 56198 River Shore Ln Elkhart, IN 46516	Brae & Alexis Beadles H&W Beadles 56180 River Shore Ln Elkhart, IN 46516	Shawn R & Marissa M Switalski H&W Switalski 56254 River Shore Ln Elkhart, IN 46516	Karen Call 56144 River Shore Ln Elkhart, IN 46516
<u>Land Owner</u>	<u>Land Owner</u>	<u>Land Owner</u>	<u>Land Owner</u>
John A Byham 56108 River Shore Ln Elkhart, IN 46516	Ann S Ranerl-Ervin 56290 River Shore Lane Elkhart, IN 46516	Kirk & Lori M Cox Jt Ten W/Ros Byler 56236 River Shore Ln Elkhart, IN 46516	Kirk Browning Revocable Trust 56126 River Shore Lane Elkhart, IN 46516
<u>Land Owner</u>			
Chad & Emily Vanderbosch H&W Vanderbosch 56162 River Shore Ln Elkhart, IN 46516			

Site Address: 00000 County Road 16
ELKHART, IN 46516

Parcel Number:

Township: Baugo
Location: NORTHEAST CORNER OF CR 16 AND RIVER SHORE LANE

Subdivision: RIVER SHORE WOODS Lot # COMMON AREA

Lot Area: Frontage: 465.20 Depth: 250.00

Zoning: NPO List:

Present Use of Property: VACANT

Legal Description:

Comments: REQUIRED DEED(S) TO BE DETERMINED.
WILL ADD ALL 11 PROPERTY OWNERS AFTER TAKING IN APPLICATION FOR TIME CONSTRAINTS - KB 5/18/2026

Applicant Signature:

Department Signature:

Developmental Variance — Questionnaire

Name: PETER COLAN

1) Tell us what you want to do. The existing sign for the River Shores neighborhood is very old, likely constructed in the 1950's when the neighborhood was first established. It is in very serious disrepair. We would like to replace the sign with one largely identical in size and aesthetics.

2) Tell us why you can't change what you're doing so you don't need a variance. This neighborhood is unique in that it only has a single entrance. The same sign that has marked the single entrance for many decades. It is visible from a considerable distance, which provides improved safety for high speed traffic on CR16 to identify it at a longer distance and allow longer distance for slowing before arriving at the entrance. Zoning ordinance allows up to 32 square feet for "monument" sign, but budget constraints limit available funds that prohibits a "monument" style, and neighborhood sentiment rests with the original "pier post" sign aesthetic rather than a stone or concrete foundation.

3) Tell us why the variance won't hurt your neighbors or the community. The existing sign has been there for several decades, with no complaints. The neighborhood has rallied behind this project of replacing the sign with one largely similar. On the contrary, the neighborhood would be very upset if the sign had to be made smaller

4) Does the property need well and septic? Well: [] Y [x] N Septic: [] Y [x] N

Does the property need a new septic system? [] Y [x] 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 [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. _____

Tell us how many parcels will use the easement. _____

7) Does the application include variances for signs? [x] Y [] N If yes, fill out below.

Sign 1 Dimensions (length and width): (CURRENT SIGN) 80 inches x 48 inches

Existing? [x] Y [] N Double faced? [x] Y [] N

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

Freestanding? [x] Y [] N Wall mounted? [] Y [x] N

Sign 2 Dimensions (length and width): (NEW SIGN) 80 inches x 48 inches 6.67 x 4 = 26.67

Existing? [] Y [x] N Double faced? [x] Y [] N

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

Freestanding? [x] Y [] N Wall mounted? [] Y [x] 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. The developer of River Shore Woods, Spartin Development LLC, worked with the neighborhood on providing a site plan to include an easement for a new sign, also assuming the size of the sign would remain largely the same, but properly located on the site

RIVER SHORE WOODS

A PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 4 EAST, BAUGO TOWNSHIP, ELKHART COUNTY, INDIANA

MAY 18 2026

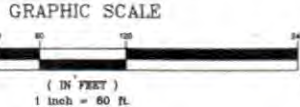
FLOOD NOTE
 THIS PROJECT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) (100 YEAR FLOOD BOUNDARY) AS SCALED AND DEPICTED ON THE FEMA/FIRM COMMUNITY PANEL #18039C0170. EFFECTIVE MAP DATE: AUGUST 2, 2011.

JOB NO.: 17-1462
 SCALE: 1"=60'
 DATE: MARCH, 2018

K:\Details\811.dwg



- LEGEND**
- FIB = FOUND IRON BAR
 - FIP = FOUND IRON PIPE
 - FIR = FOUND IRON ROD
 - FRRS = FOUND RAILROAD SPIKE
 - ⊙ = MINIMUM BUILDING SETBACK AT DISTANCES INDICATED
 - ⊖ = DRAINAGE EASEMENT AT DISTANCES INDICATED
 - ⊕ = 5' NO ACCESS EASEMENT AT DISTANCES INDICATED
 - ⊗ = LANDSCAPE & SIGN EASEMENT AT DISTANCES INDICATED
 - ⊘ = WATER LINE EASEMENT AT DISTANCES INDICATED
 - = SET 5/8" REBAR WITH CAP STAMPED BRADS-KO 0041

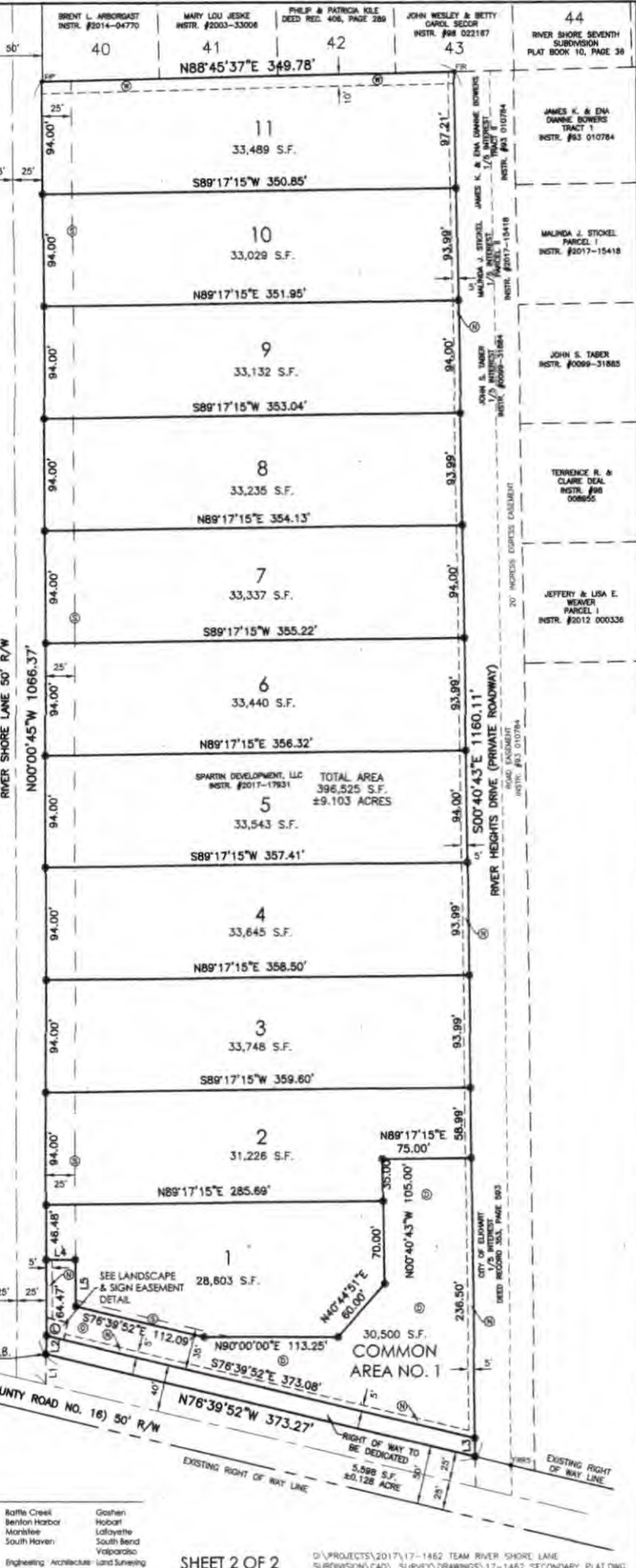


LINE DATA

NUMBER	DIRECTION	DISTANCE
L1	N00°00'45"W	25.89'
L2	N00°00'45"W	15.42'
L3	S00°40'43"E	15.46'
L4	N89°59'15"W	25.00'
L5	S00°00'45"E	39.57'
L6	N00°00'45"W	15.42'
L7	S76°39'52"E	18.96'
L8	S1°32'08"W	15.00'
L9	N76°39'52"E	15.00'

ABONMARCHE

1009 South Ninth Street
 Goshen, IN 46526
 T 874.533.9913
 F 874.533.9911
 abonmarche.com



CENTER OF SECTION 11-137N-R4E

Raffle Creek
 Benton Harbor
 Monticello
 South Haven
 Goshen
 Hobart
 Loyalette
 South Bend
 Valparaiso

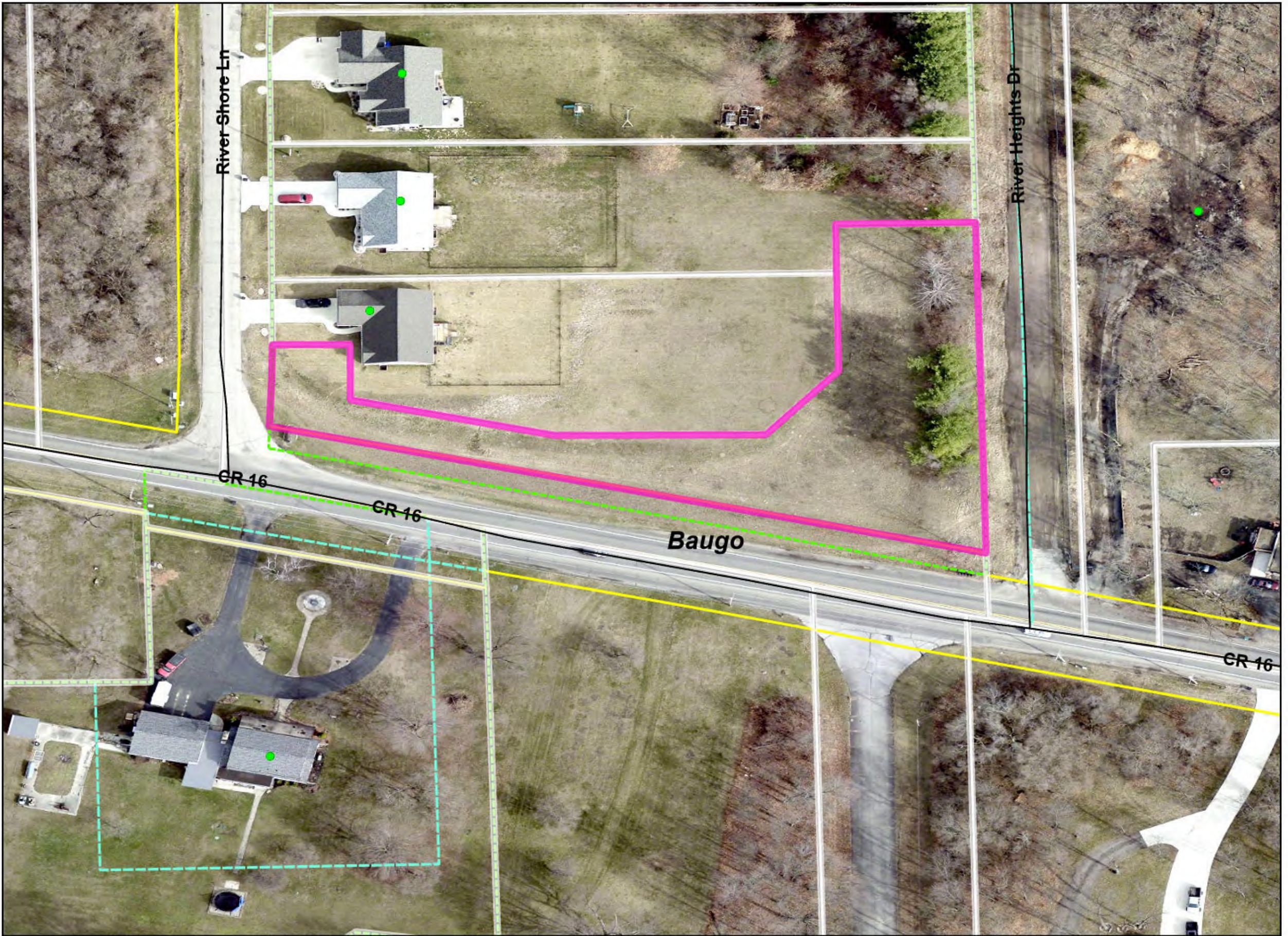


EXISTING SIGN

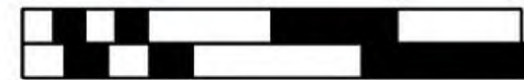


PROPOSED SIGN

DV-0304-2026



0 14 28 42 56 Meters

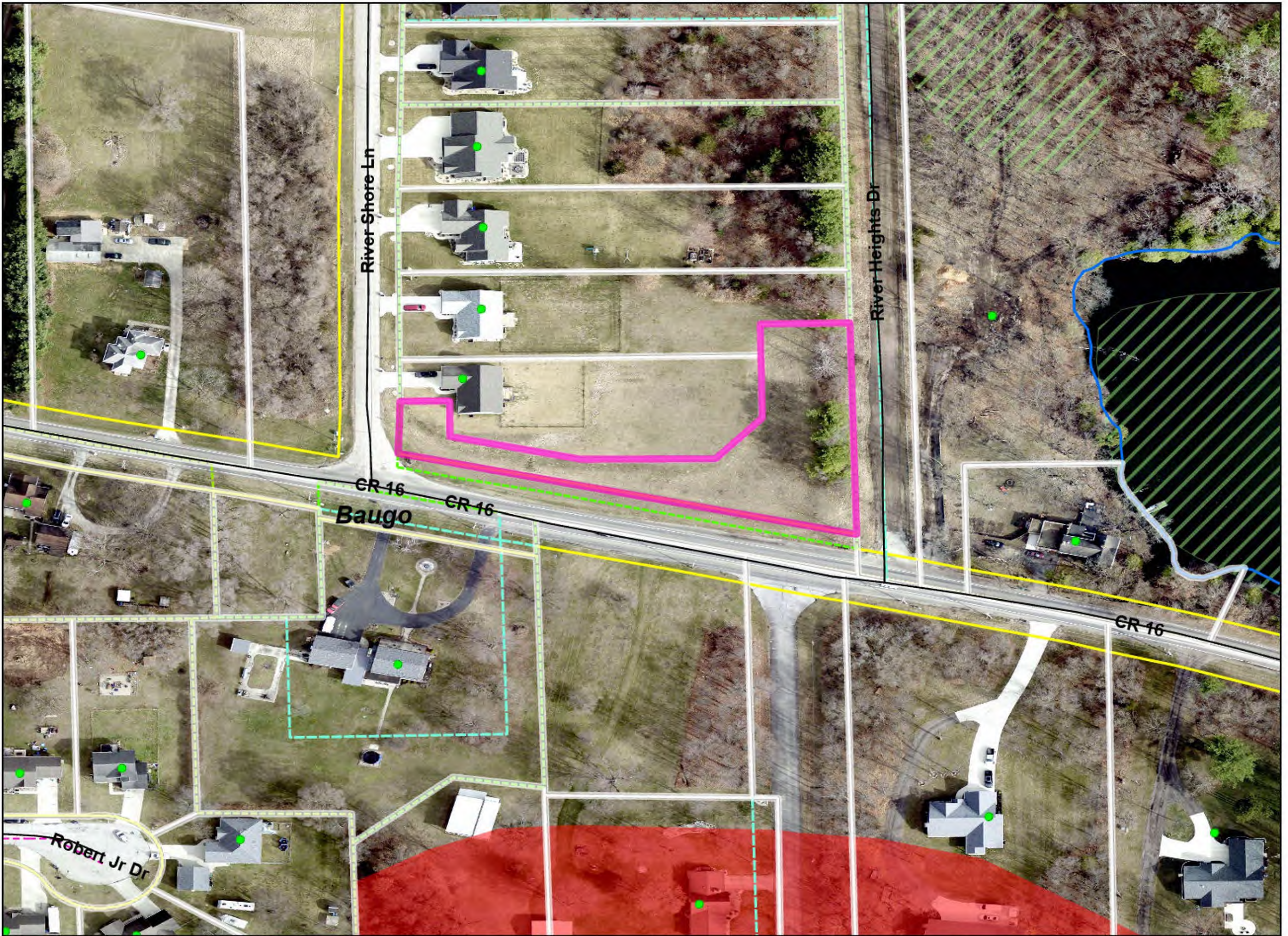


0 62.5 125 187.5 Feet

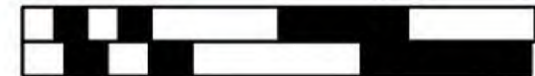
N



DV-0304-2026



0 22.5 45 67.5 90 Meters



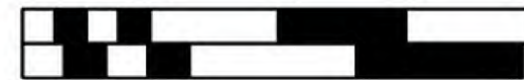
0 97.5 195 292.5 Feet



DV-0304-2026



0 35 70 105 140 Meters



0 150 300 450 Feet

N





Subject property



Subject property



Facing west



Facing east

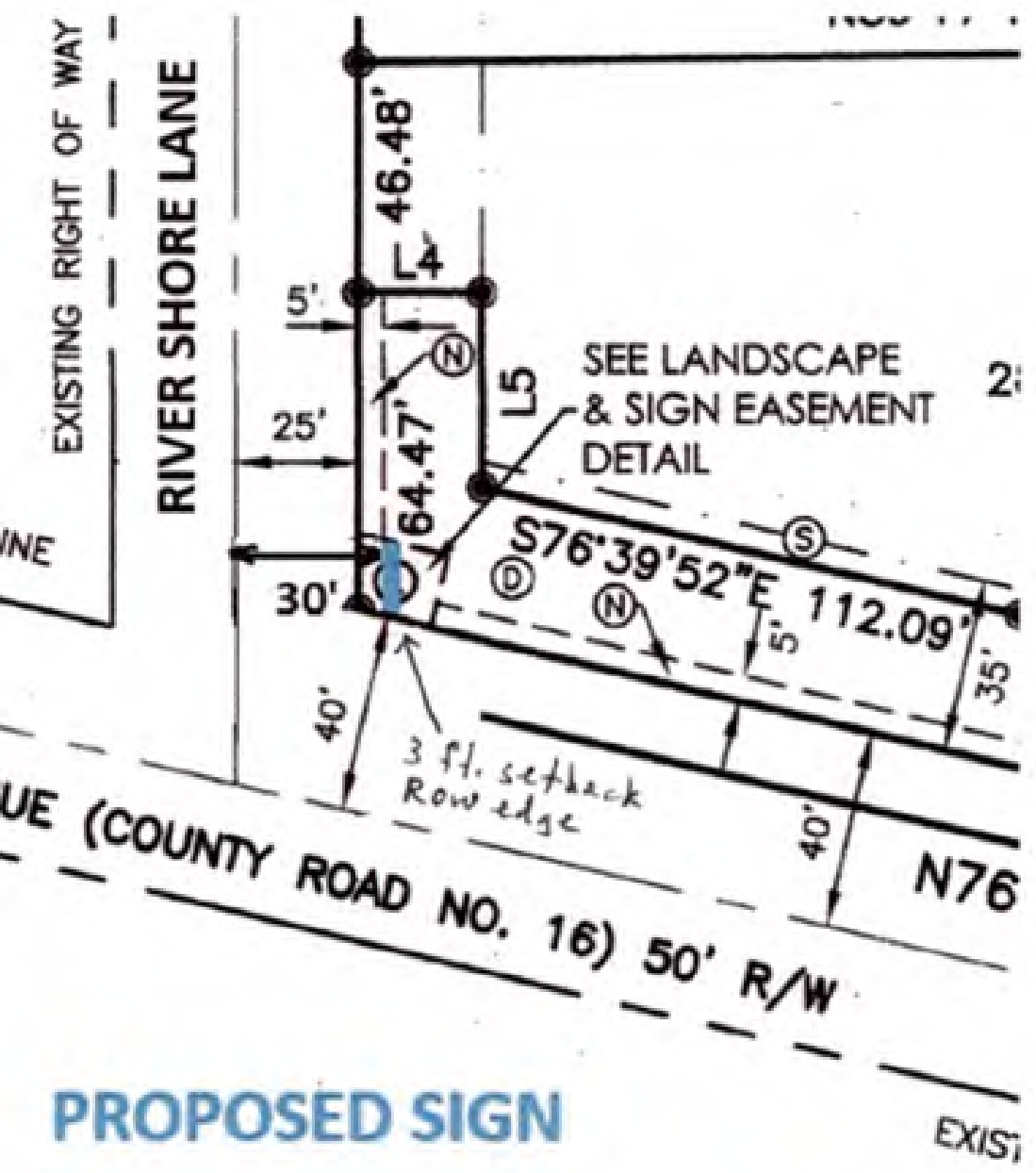


Facing south



EXISTING SIGN

(sign 1 in questionnaire)



PROPOSED SIGN

(sign 2 in questionnaire)

26.67 (27) sq. ft.

6.67 x 4

nonilluminated free standing

5 04H

3 ft Row edge SB from CR 16



EXISTING SIGN



PROPOSED SIGN

Hearing Officer Staff Report

Prepared by the Department of Planning and Development

Hearing Date: June 17, 2026

Transaction Number: DV-0290-2026.

Parcel Number(s): 20-15-21-300-030.000-018.

Existing Zoning: M-2.

Petition: For a 14 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for the construction of a commercial addition 61 ft. from the centerline of the right-of-way of CR 23, for a 5 ft. Developmental Variance (Ordinance requires 15 ft.) to allow for the construction of a commercial addition 10 ft. from the rear property line, and for a 10 ft. Developmental Variance (Ordinance requires 25 ft.) to allow for the construction of a commercial addition 15 ft. from the west side property line.

Petitioner: John Schrock & Judy Schrock, Husband & Wife.

Location: Southwest corner of CR 50 & CR 23, in Jackson Township.

Site Description:

- Physical Improvement(s) – Commercial building.
- Proposed Improvement(s) – Addition.
- Existing Land Use – Commercial.
- Surrounding Land Use – 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 proposed addition and the existing building observe the same setback from CR 23.
2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 1-acre parcel in an established commercial area, and the addition will not affect the adjacent site's access to either county road.
3. Strict application of the terms of the Development Ordinance would result in an unnecessary hardship in the use of the property. The small size of the parcel limits options for the location of an addition.

Hearing Officer Staff Report (Continued)

Hearing Date: June 17, 2026

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 5/13/2026) and as represented in the Developmental Variance application.

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-0290-2026

Developmental Variance - Developmental Variance

Date: 05/13/2026 Meeting Date: June 17, 2026 Transaction #: DV-0290-2026
Board of Zoning Appeals Public Hearing

Description: for a 14 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for the construction of an addition 61 ft. from the centerline of the right-of-way of County Road 23 and for a 5 ft. Developmental Variance (Ordinance requires 15 ft.) to allow for the construction of an addition 10 ft. from the south property line and for a 10 ft. Developmental Variance (Ordinance requires 25 ft.) to allow for the construction of an addition 15 ft. from the west property line.

<u>Applicant</u>	<u>Authorized Agent</u>	<u>Authorized Agent</u>	<u>Land Owner</u>
O. A. Construction Services Po Box 51 New Paris, IN 46553	O. A. Construction Services Po Box 51 New Paris, IN 46553	Jason R. Hagerman And Christy Hagerman, Husband And Wife 19966 County Road 146 New Paris, IN 46553	John Schrock & Judy Schrock, Husband & Wife 19590 County Road 50 New Paris, IN 46553

Site Address: 19510 County Road 50 New Paris, IN 46553	Parcel Number: 20-15-21-300-030.000-018
---	---

Township: Jackson
Location: Southwest Corner Of County Road 50 And County Road 23

Subdivision:	Lot #
--------------	-------

Lot Area: 8.49	Frontage: 380.00	Depth: 185.00
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Zoning: M-2	NPO List:
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Present Use of Property: COMMERCIAL

Legal Description:

Comments:

Applicant Signature:	Department Signature:
----------------------	-----------------------

Developmental Variance — Questionnaire

Name: _____

1) Tell us what you want to do. 120' x 52' x 16' POLE FRAME ADDITION TO EXISTING 52 x 60 POLE FRAME

2) Tell us why you can't change what you're doing so you don't need a variance. EXTRA SPACE FOR BUSINESS.

3) Tell us why the variance won't hurt your neighbors or the community. THE NEIGHBORHOOD IS ALL COMMERCIAL/INDUSTRIAL

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: 120' x 52' x 22' 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. _____

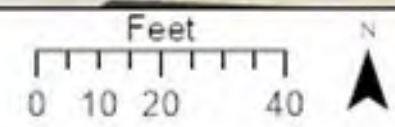
9) Tell us anything else you want us to know. _____

DV-0290-2026



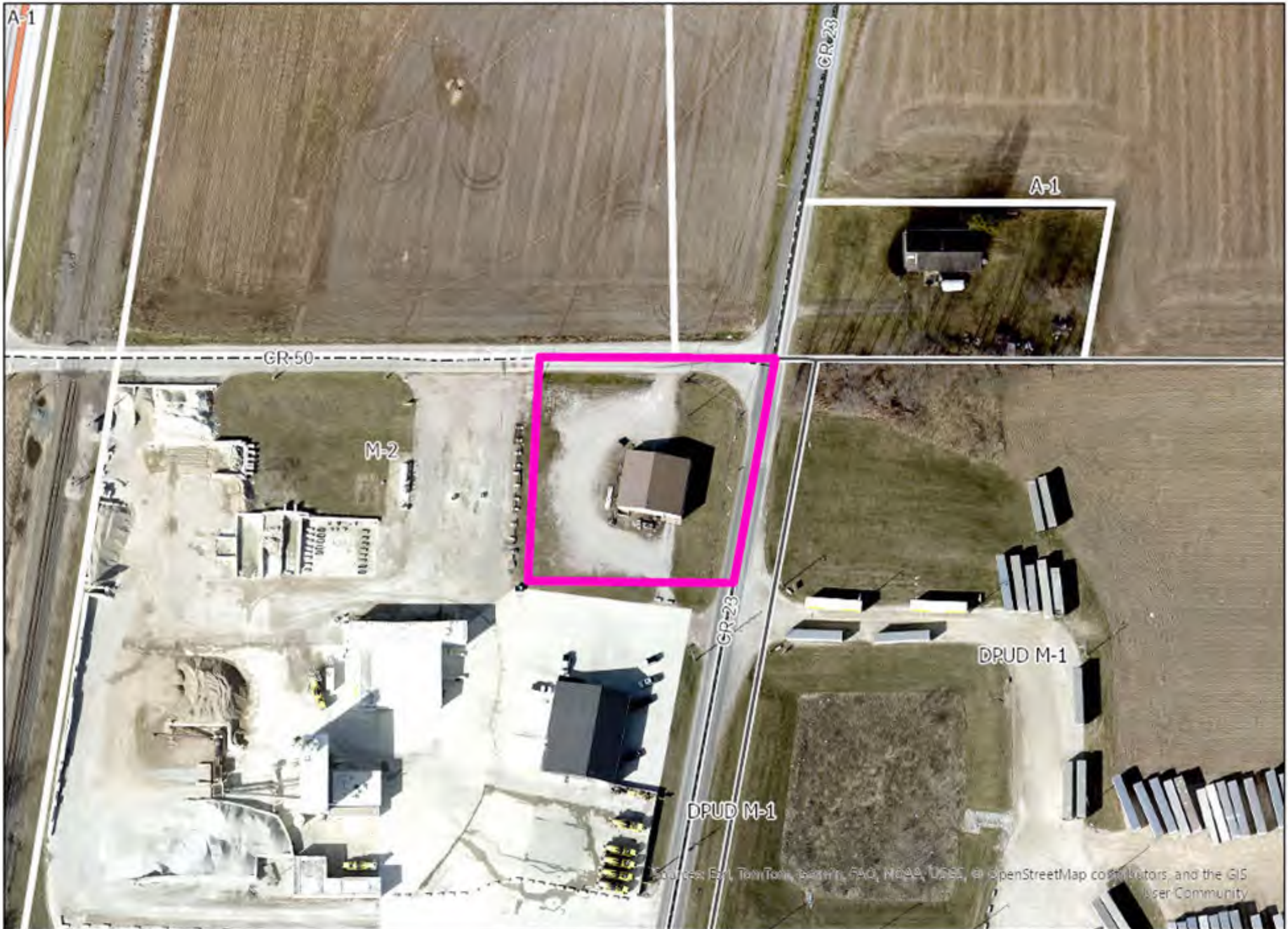
2025 Aerials

1 inch equals 40 ft



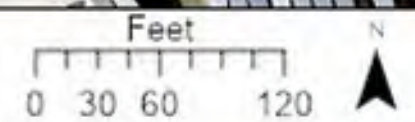
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community





2025 Aerials

1 inch equals 120 ft





Subject property (facing southeast)



Subject property (facing northwest)



Facing north



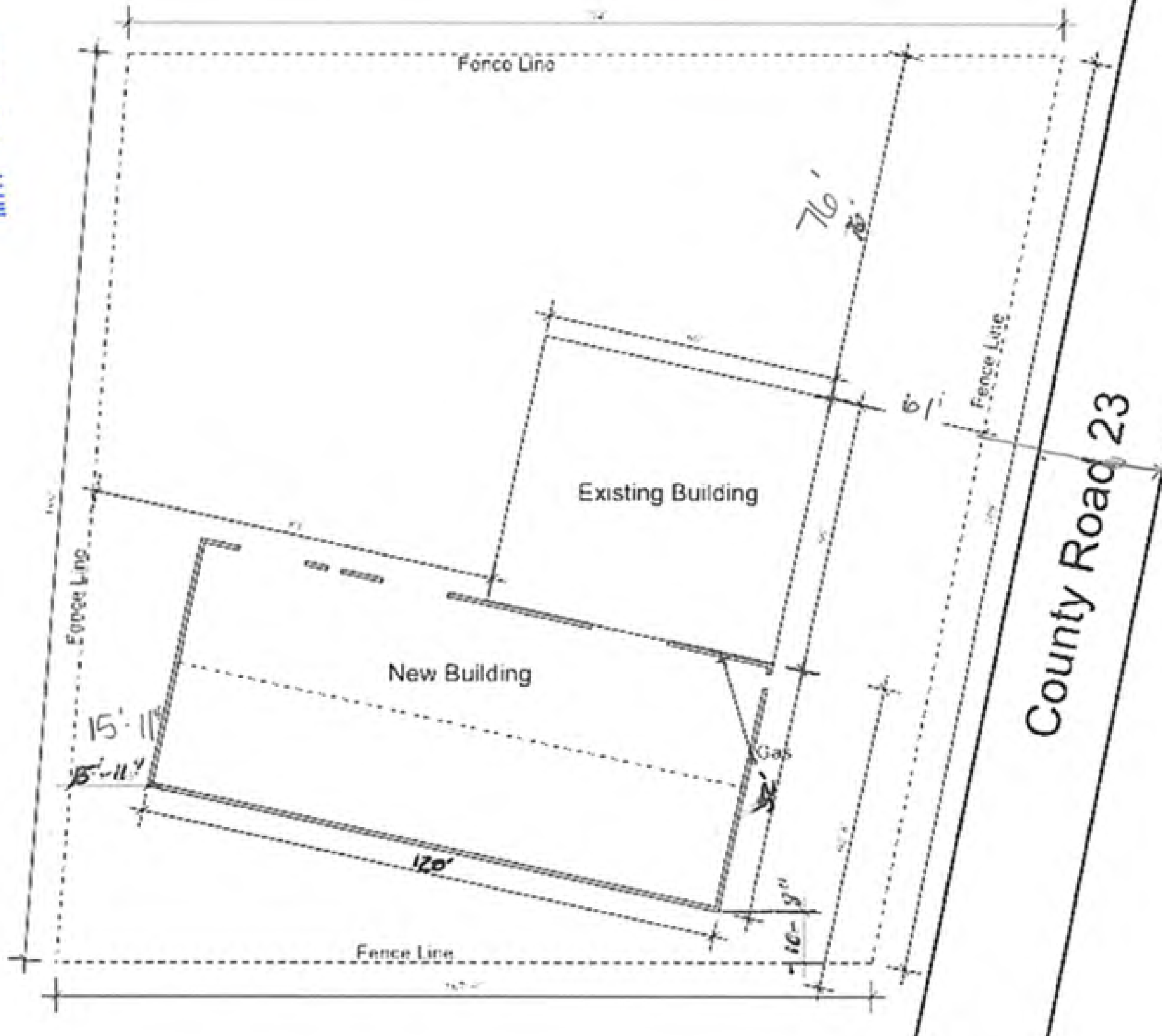
Facing south



Facing east

County Road 50

MAY 13 2026



County Road 23

Hearing Officer Staff Report

Prepared by the Department of Planning and Development

Hearing Date: June 17, 2026

Transaction Number: DV-0293-2026.

Parcel Number(s): 20-02-33-206-007.000-026.

Existing Zoning: R-2.

Petition: For a Developmental Variance to allow for the placement of a manufactured home not on a permanent foundation within 300 ft. of a residence.

Petitioner: Maribel Ramirez.

Location: Northeast corner of Grover St. & Independence St., in Osolo Township.

Site Description:

- Physical Improvement(s) – None.
- Proposed Improvement(s) – New manufactured home.
- Existing Land Use – Residential.
- Surrounding Land Use – Residential.

History and General Notes:

- **June 28, 2021** – A demolition permit was issued to remove a fire-damaged house.
- **July 16, 2025** – The Hearing Officer approved a Special Use for a manufactured home not on a permanent foundation and a Developmental Variance to allow it within 300 ft. of a residence.
- **January 2026** – The variance expired.

Staff Analysis:

Staff finds that:

1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. The proposed new home's size and shape are comparable to a stick-built home and the home will replace a house that was destroyed by fire.
2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 0.35-acre residential parcel in a medium-density area, and the property will remain residential in character. There are other manufactured homes not on a permanent foundation in the neighborhood.
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 manufactured home not on a permanent foundation would be nonconforming.

Hearing Officer Staff Report (Continued)

Hearing Date: June 17, 2026

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 5/14/2026) and as represented in the Developmental Variance application.

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-0293-2026

Date: 05/13/2026

Meeting Date:

June 17, 2026

Board of Zoning Appeals Public Hearing

Transaction #:

DV-0293-2026

Description: for a Developmental Variance to allow for the placement of a manufactured home not on a permanent foundation within 300 ft. of a residence

Contacts: Applicant

Maribel Ramirez
2256 B&O Railroad
Elkhart, IN 46514

Authorized Agent

Maribel Ramirez
2256 B&O Railroad
Elkhart, IN 46514

Site Address: 25273 Grover St
Elkhart, IN 46514

Parcel Number: 20-02-33-206-007.000-026

Township: Osolo

Location: Northeast Corner Of Grover St. And Independence St.

Subdivision: HASTINGS PK UNREC (TIF 159)

Lot # 142 & 143

Lot Area: 0.35 Frontage: 254.00

Depth:

Zoning: R-2

NPO List:

Present Use of Property: VACANT

Legal Description:

Comments: SEE SPECIAL USE FOR MARIBEL RAMIREZ (SUP-0401-2025) - APPROVED 7/16/26 BY BZA FOR SPECIAL USE OF A MOBILE HOME)

Applicant Signature:

Department Signature:

Developmental Variance — Questionnaire

Name: _____

1) Tell us what you want to do. I want to move and relocate my mobile home from the lot to my property.

2) Tell us why you can't change what you're doing so you don't need a variance. It is essential that I move away from the lot. My home is currently located.

3) Tell us why the variance won't hurt your neighbors or the community. The mobile home would be good to bring to an open environment because it is under a clean good maintenance.

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 x 40 mobile home
Tell us what you'll use it for. _____

Building or addition 2 Size and height to the peak: 10 x 6
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

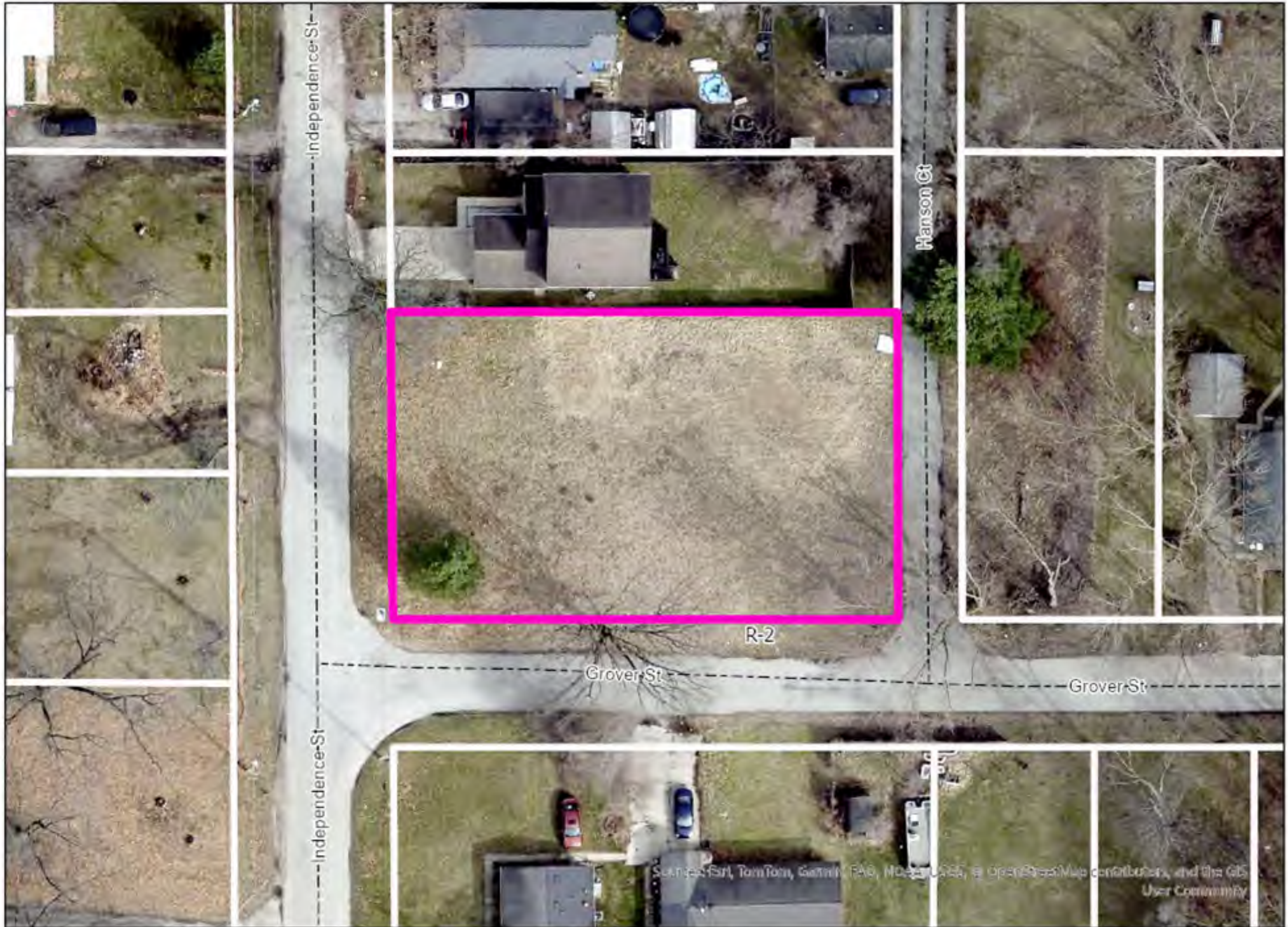
Electronic message board? Y N If no, lighted? Y N

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. total 4

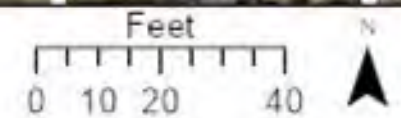
9) Tell us anything else you want us to know. I will be doing 4 concrete runners, instead of the piers due to financial reasons. I would also like to place a 10 by 6 storage area. (shed)

DV-0293-2026

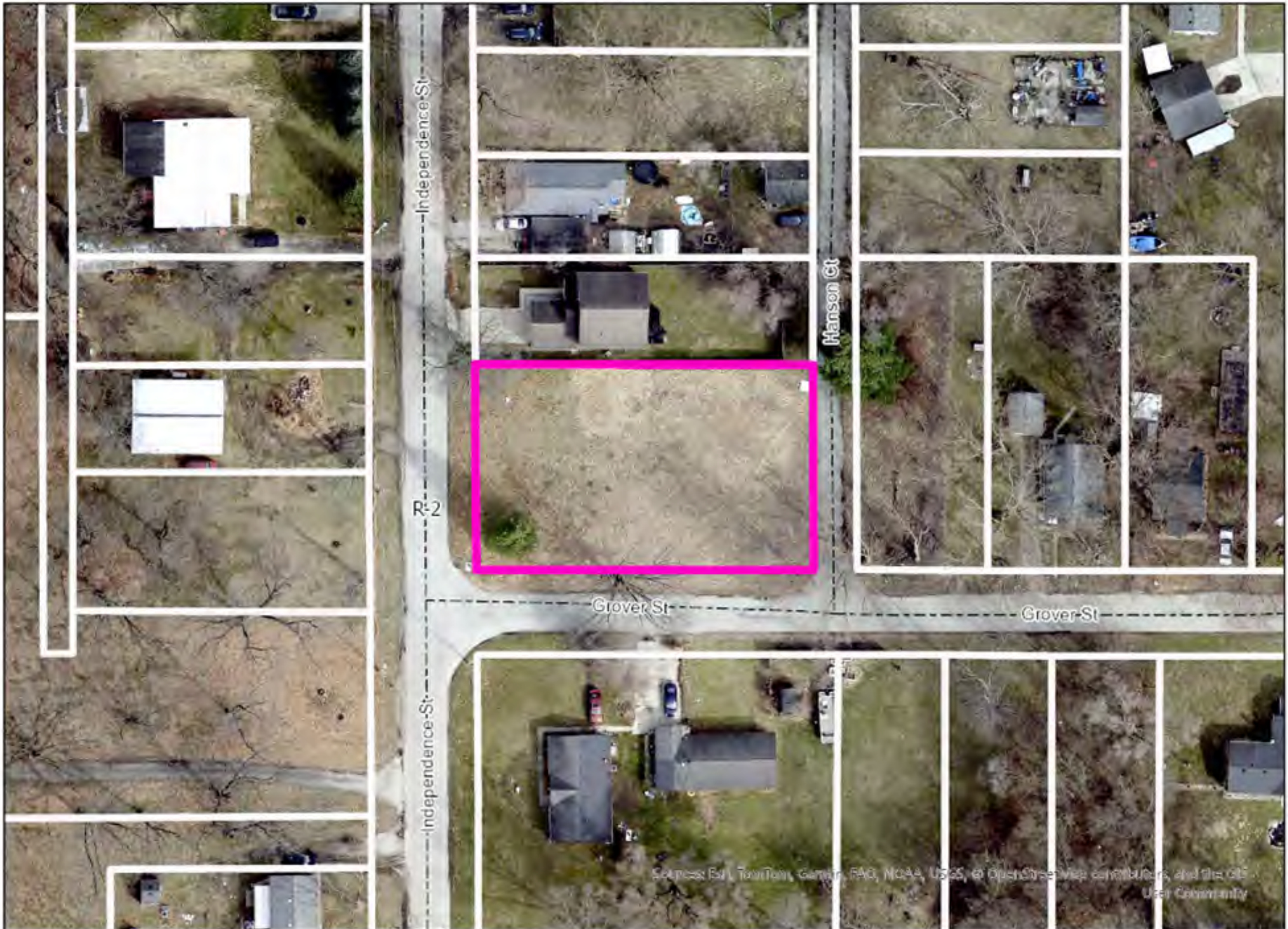


2025 Aerials

1 inch equals 40 ft

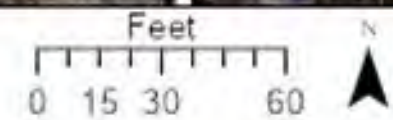


DV-0293-2026



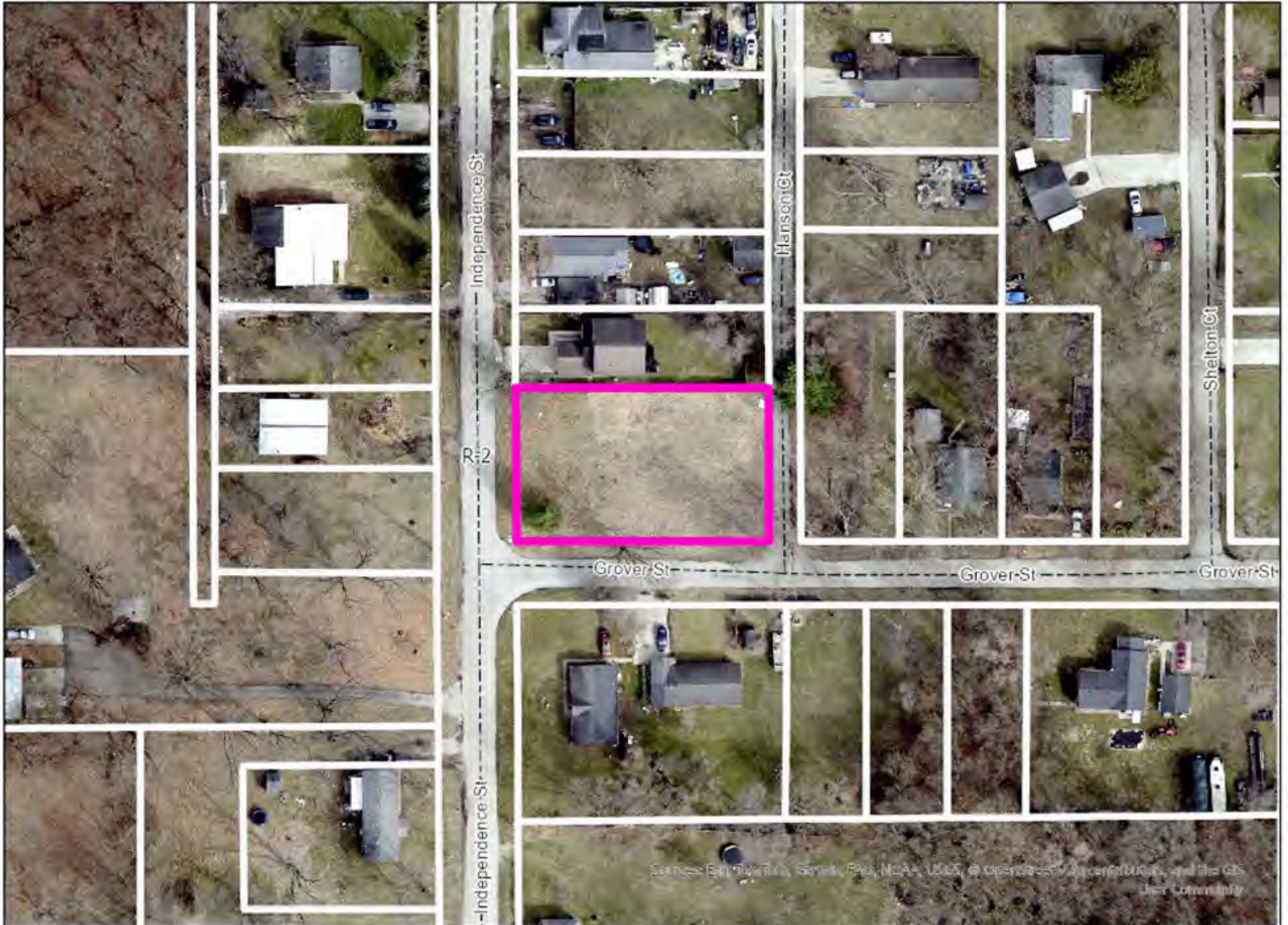
2025 Aerials

1 inch equals 60 ft



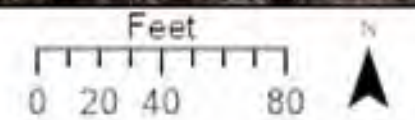
Source: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

DV-0293-2026



2025 Aerials

1 inch equals 80 ft



Sources: Esri, DeLorme, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Subject property



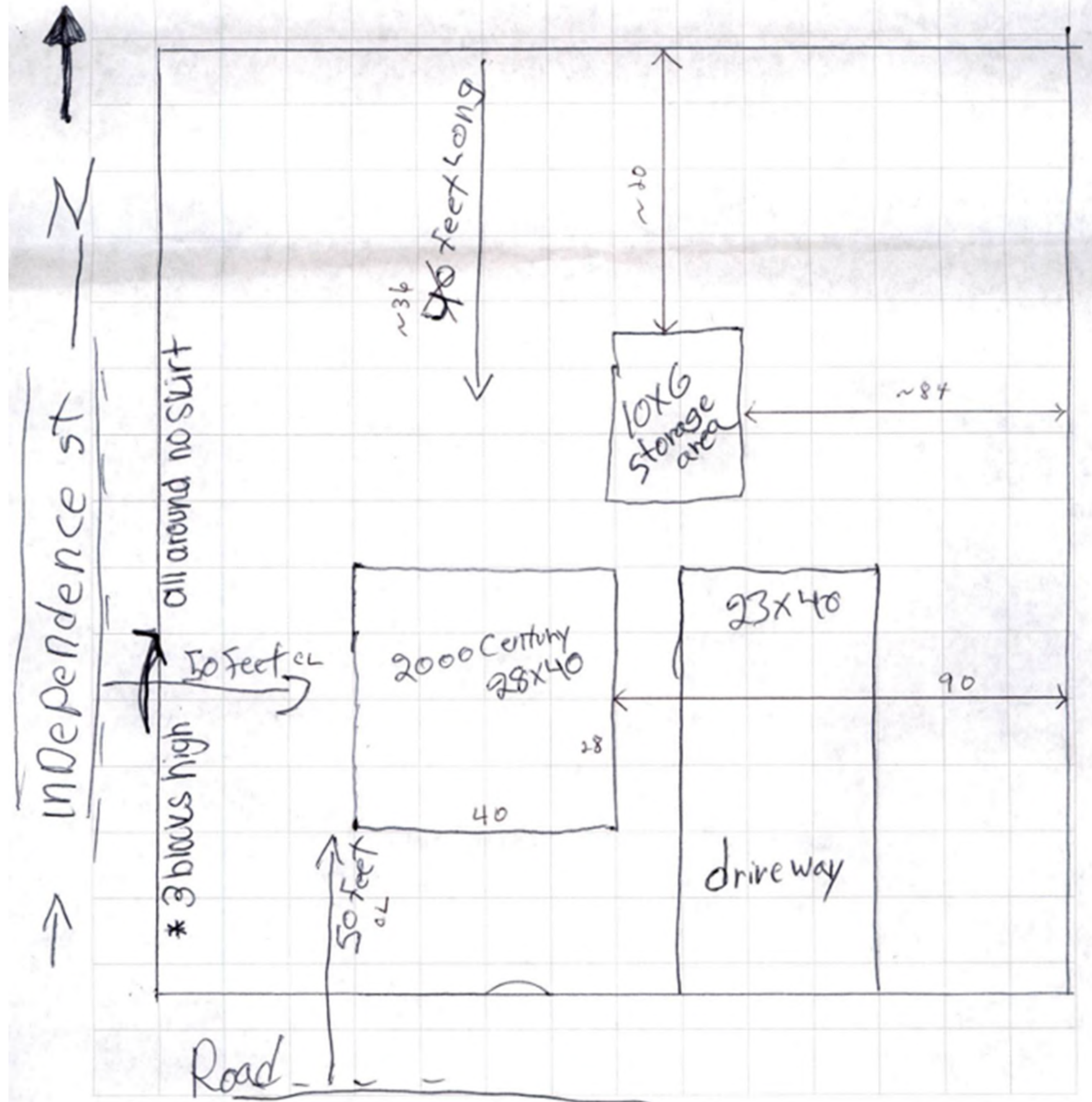
Facing west



Facing east



Facing south



25274 Grover st EIKING

Hearing Officer Staff Report

Prepared by the Department of Planning and Development

Hearing Date: June 17, 2026

Transaction Number: DV-0302-2026.

Parcel Number(s): 20-15-22-100-003.000-018.

Existing Zoning: A-1.

Petition: For a 76 ft. lot width Developmental Variance (Ordinance requires 100 ft.) to allow for an existing residence.

Petitioner: Kyle B. Carrick & Lauren A. Carrick, Husband & Wife.

Location: South side of CR 48, 2,050 ft. east of CR 23, in Jackson Township.

Site Description:

- Physical Improvement(s) – Residence, accessory structures.
- Proposed Improvement(s) – Addition.
- 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 subject property is bordered only by open 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 a 1.98-acre parcel in a low-density residential and agricultural area, and only 2 other homes lie within 1,000 ft. of the property.
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 76 ft. of frontage.

Hearing Officer Staff Report (Continued)

Hearing Date: June 17, 2026

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 5/18/2026) and as represented in the Developmental Variance application.

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-0302-2026

Date: 05/18/2026 Meeting Date: June 17, 2026
Board of Zoning Appeals Public Hearing Transaction #: DV-0302-2026

Description: for 76 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for an existing residence

Contacts: <u>Applicant</u>	<u>Authorized Agent</u>	<u>Land Owner</u>
Next Step Builders 2706 Berkey Ave. Goshen, IN 46526	Next Step Builders 2706 Berkey Ave. Goshen, IN 46526	Kyle B. & Lauren A. Carrick, Husband & Wife 18976 County Road 48 New Paris, IN 46553

Site Address: 18976 County Road 48 New Paris, IN 46553	Parcel Number: 20-15-22-100-003.000-018
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Township: Jackson
Location: South side Of County Road 48, 2,050 ft. East Of County Road 23

Subdivision:	Lot #
--------------	-------

Lot Area: 1.98	Frontage: 34.00	Depth: 820.00
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Zoning: A-1	NPO List:
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Present Use of Property: RESIDENTIAL

Legal Description:

Comments: PARCEL CREATION DATE 8-21-2014
WILL NEED A SUBDIVISION

Applicant Signature:

Department Signature:

Developmental Variance — Questionnaire

Name: Sam Shultz

1) Tell us what you want to do. Build a 20' x 33' (Approx) addition to the West of existing house with full basement.

2) Tell us why you can't change what you're doing so you don't need a variance. Main property is down a long lane that is only 30' wide and does not meet frontage requirement of 100'.

3) Tell us why the variance won't hurt your neighbors or the community. Nothing will change except for the addition on a house that's far off the road surrounded by cornfields.

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. _____

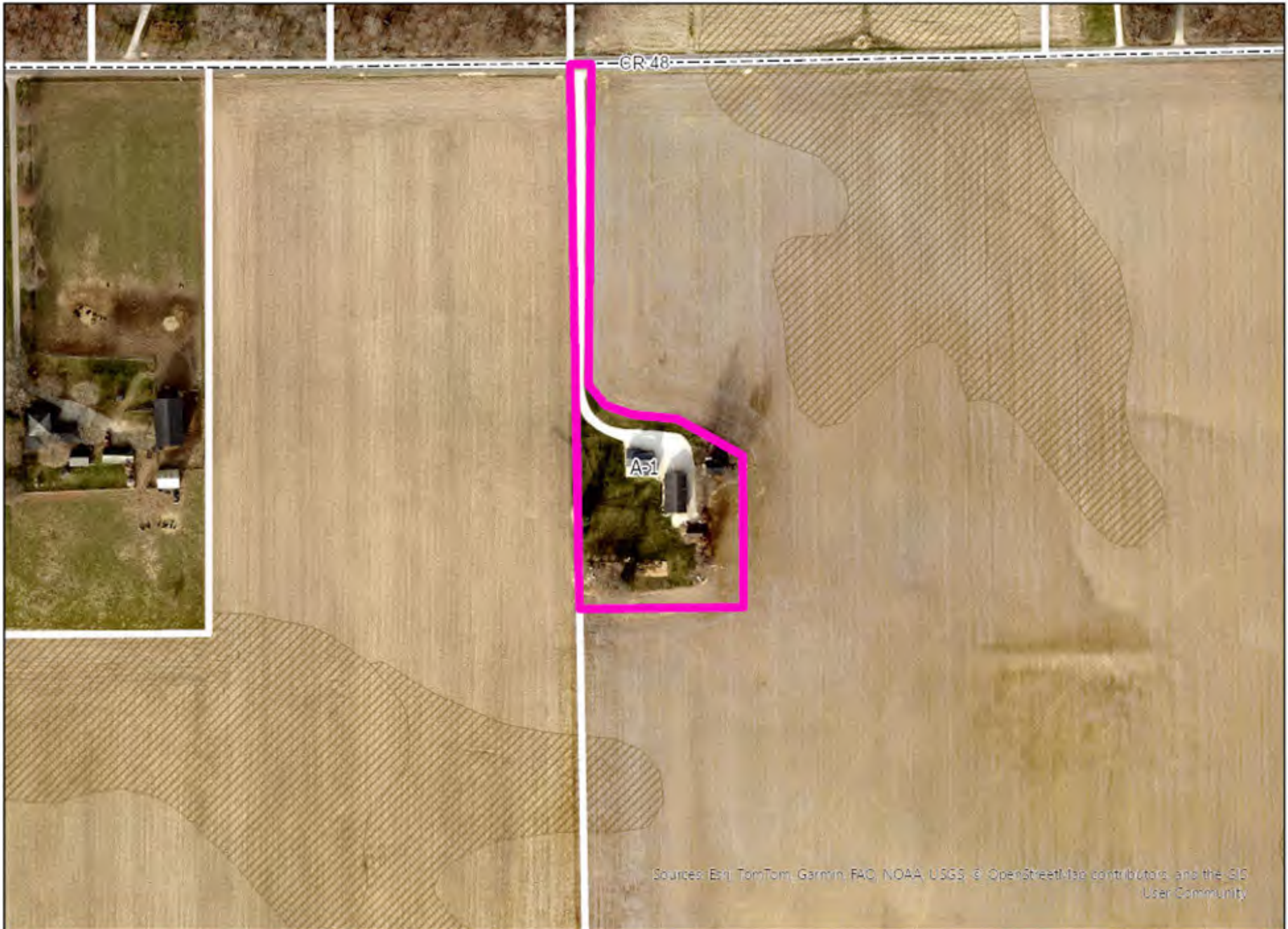
7) Does the application include variances for signs? Y N If yes, fill out below.
Sign 1 Dimensions (length and width): _____
Existing? Y N Double faced? Y N
Electronic message board? Y N If no, lighted? Y N
Freestanding? Y N Wall mounted? Y N
Sign 2 Dimensions (length and width): _____
Existing? Y N 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. The variance is to allow the current 30' w lane to be accepted as instead of 100' width.



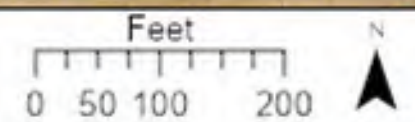
Sources: Esri, TomTom, Garmin, FAG, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

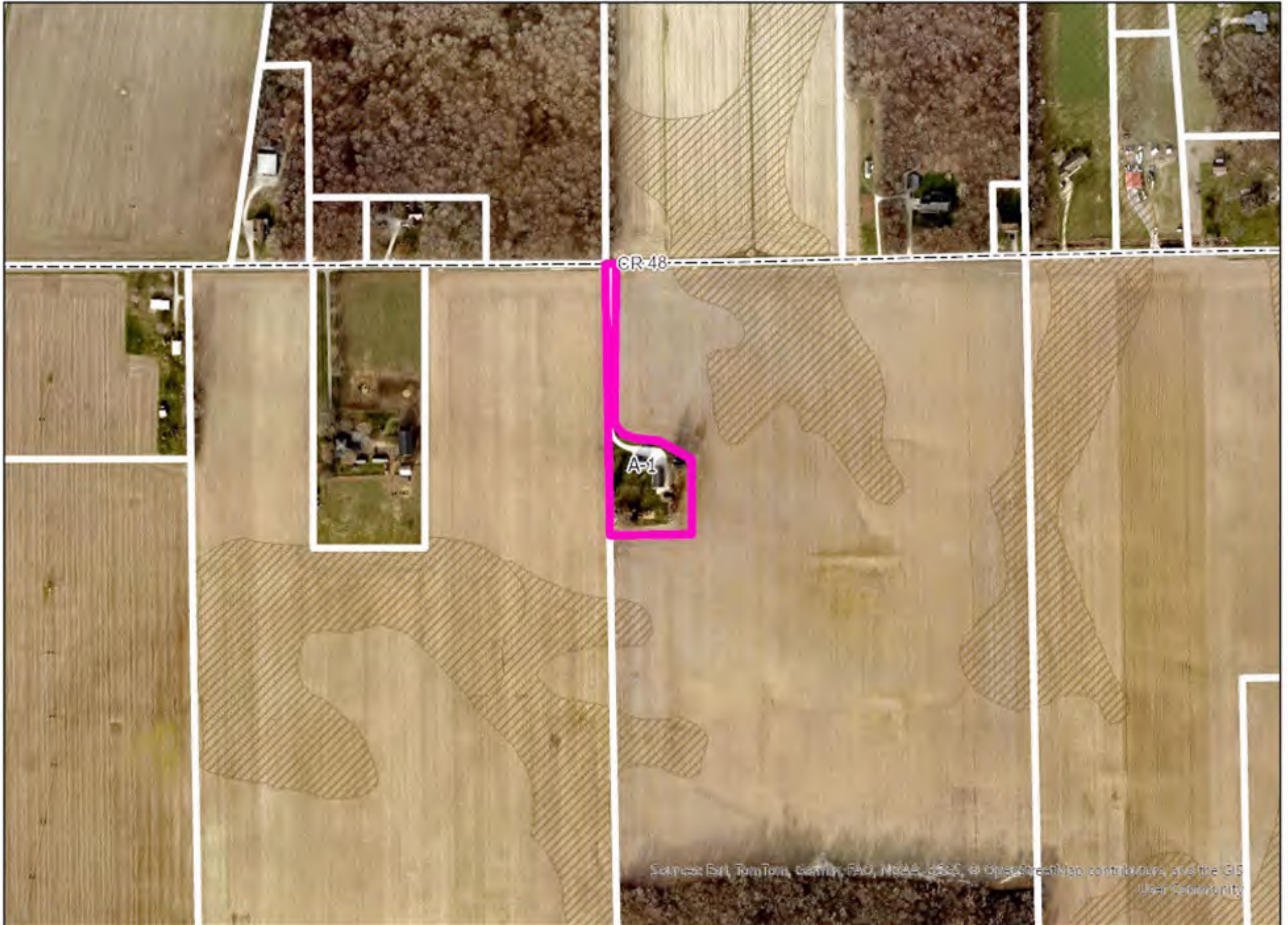


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

2025 Aerials

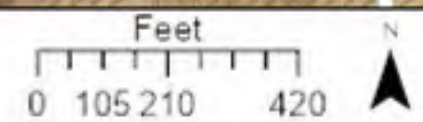
1 inch equals 200 ft





2025 Aerials

1 inch equals 400 ft





Subject property



Facing east

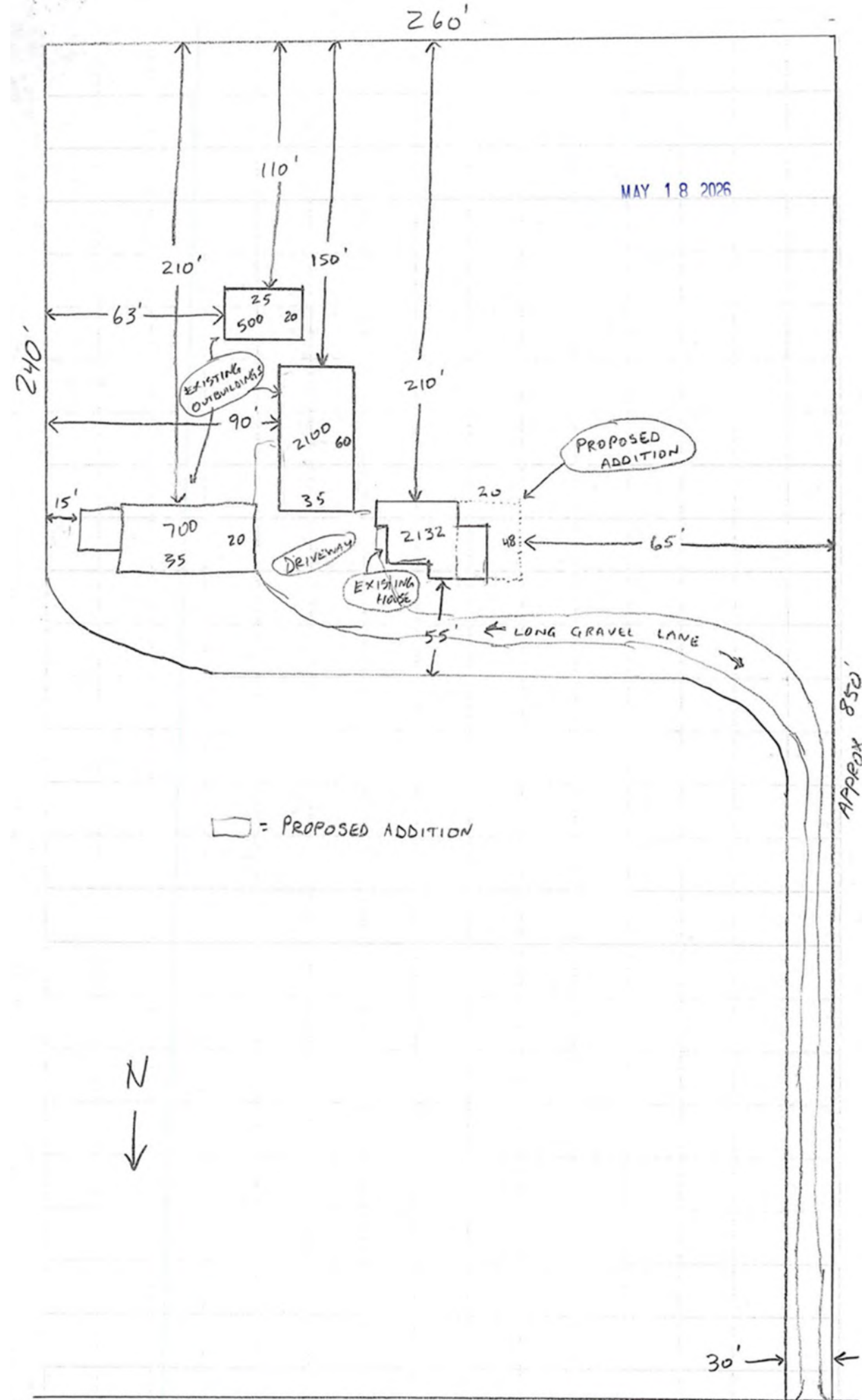


Facing west



Facing north

MAY 18 2026



□ = PROPOSED ADDITION

N
↓

CR 48

APPROX 850'

30'

Hearing Officer Staff Report

Prepared by the Department of Planning and Development

Hearing Date: June 17, 2026

Transaction Number: SUP-0272-2026.

Parcel Number(s): 20-06-23-354-004.000-009.

Existing Zoning: R-2.

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.

Petitioner: Jacob Hernandez.

Location: South side of Cole St., 435 ft. west of CR 13, in Concord Township.

Site Description:

- Physical Improvement(s) – Mobile home.
- Proposed Improvement(s) – None.
- Existing Land Use – Residential.
- Surrounding Land Use – Residential.

History and General Notes:

- **1967–1982** – The BZA approved Special Uses and renewals for 4 specified mobile home occupants. All specified occupants are no longer associated with the subject property.

Staff Analysis:

For a Special Use for an existing mobile home, staff finds that:

1. The Special Use will be consistent with the spirit, purpose, and intent of the Development Ordinance. A Special Use for a mobile home is allowed in the R-2 zone.
2. The Special Use will not cause substantial and permanent injury to the appropriate use of neighboring property. This is a 0.28-acre property in a dense residential area, and the property will remain residential in character.
3. The Special Use will substantially serve the public convenience and welfare by providing for an affordable housing option.

Hearing Officer Staff Report (Continued)

Hearing Date: June 17, 2026

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 5/4/2026) and as represented in the Special Use application.

For a Developmental Variance to allow for an existing mobile home within 300 ft. of a residence, staff finds that:

1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. This is an existing mobile home.
2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 0.28-acre property in a dense 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. There are other mobile or manufactured homes on neighboring lots.

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 5/4/2026) and as represented in the Developmental Variance application.

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-0272-2026

Date: 05/04/2026

Meeting Date:

June 17, 2026

Board of Zoning Appeals Public Hearing

Transaction #:

SUP-0272-2026

Description: 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.

Contacts: Applicant

Jacob Hernandez
23826 Cole Street
Elkhart, IN 46516

Land Owner

Jacob Hernandez
23826 Cole Street
Elkhart, IN 46516

Site Address: 23826 Cole St
Elkhart, IN 46516

Parcel Number: 20-06-23-354-004.000-009

Township: Concord

Location: SOUTH SIDE OF COLE ST, 435 FT. WEST OF CR 13

Subdivision: 2ND SUNNYSIDE SD

Lot # 41 & 42

Lot Area: 0.28 Frontage: 100.00

Depth: 120.00

Zoning: R-2

NPO List:

Present Use of Property: RESIDENTIAL

Legal Description:

Comments: PREVIOUS SPECIAL USE WAS TIED TO THE PREVIOUS OWNER, NEW SPECIAL USE NEEDED
ORIGINAL SPECIAL USE GRANTED 7/27/1967 FOR THE ORIGINAL LANDOWNER

Applicant Signature:

Department Signature:

Special Use for a Mobile Home — Questionnaire

Name: Jacdy Hernandez

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. me

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. there is more mobile homes around my neighborhood

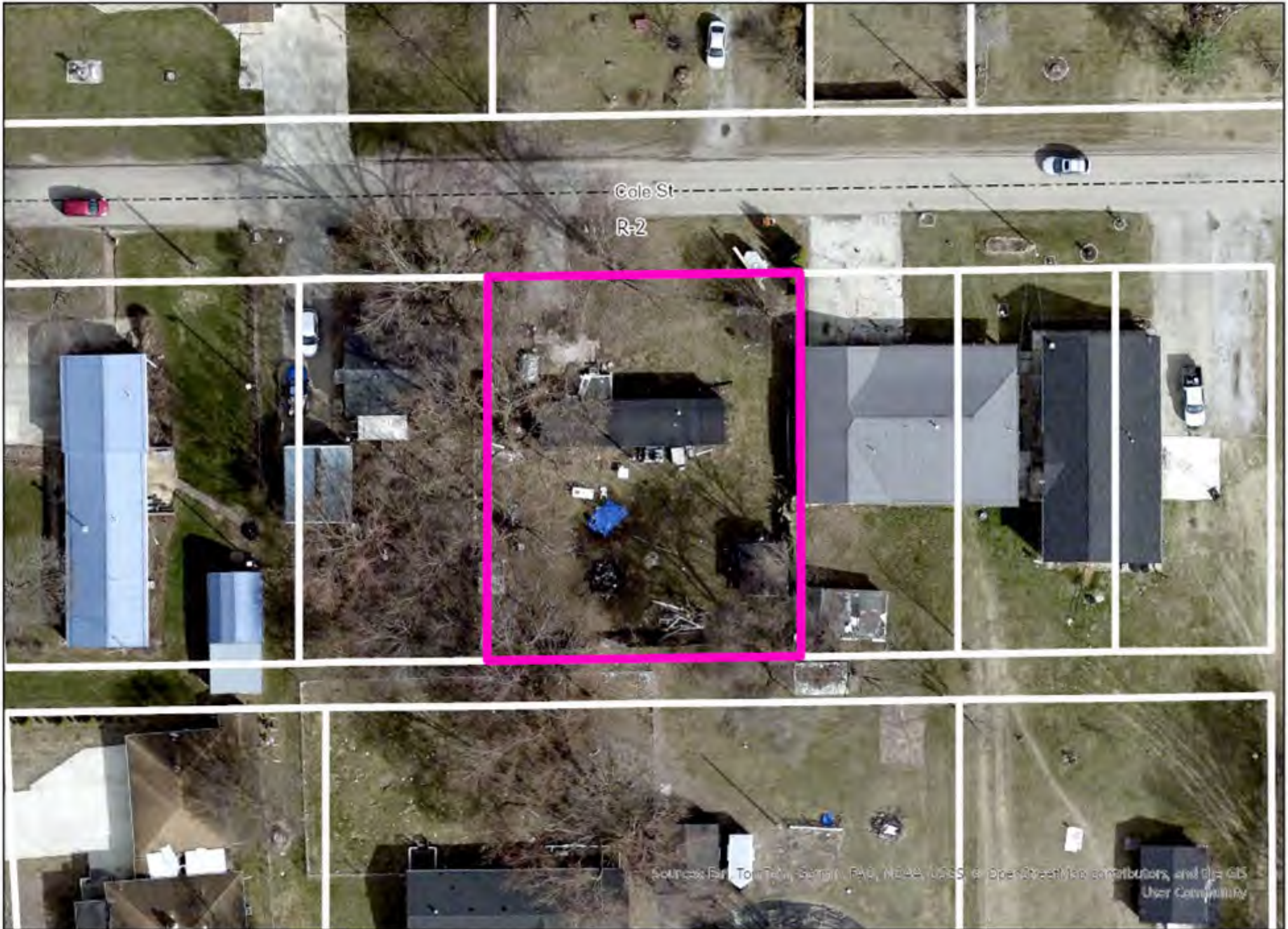
5) Does the mobile home need its own well and septic? Well: Y N Septic: Y N
Does the mobile home need a new septic system? Y N
If yes, did the Health Department say there's enough space for it? Y N

6) Tell us the size of the mobile home. 14^{ft} x 57^{ft}

7) Tell us the year of the mobile home. 1982

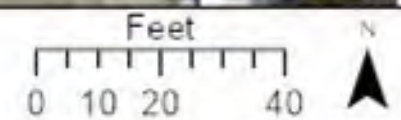
8) Tell us anything else you want us to know. _____

SUP-0272-2026

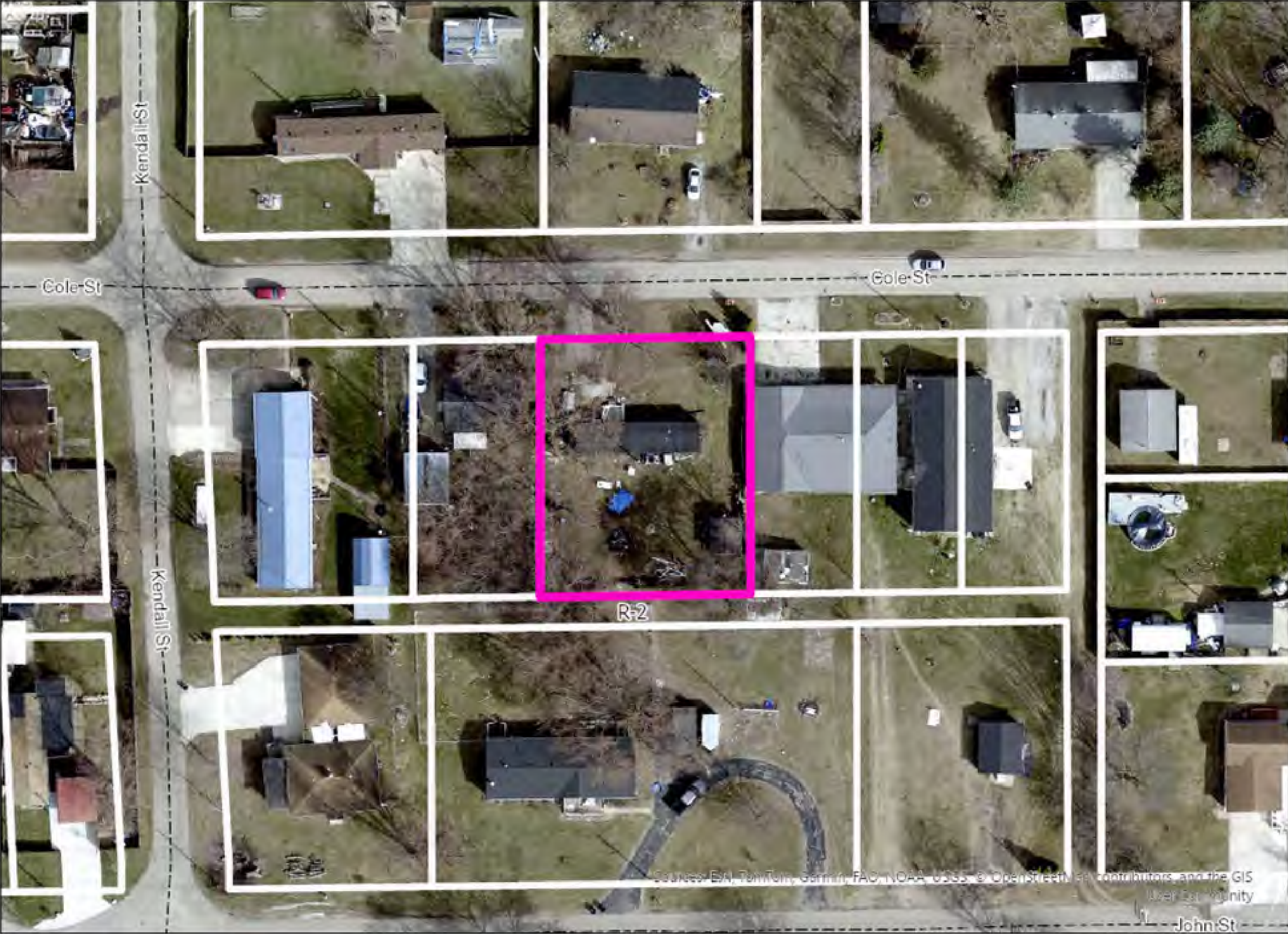


2025 Aerials

1 inch equals 40 ft

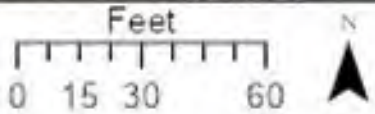


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2025 Aerials

1 inch equals 60 ft

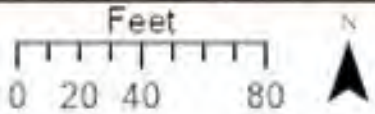


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



2025 Aerials

1 inch equals 80 ft



Prepared by: Earl Tomlin, Gentry, FAC, ISDAA, L3SS & Open Street Services, authorized users of the GIS
 City of Carrollton, Texas
 City of Carrollton



Subject property



Facing west



Facing east

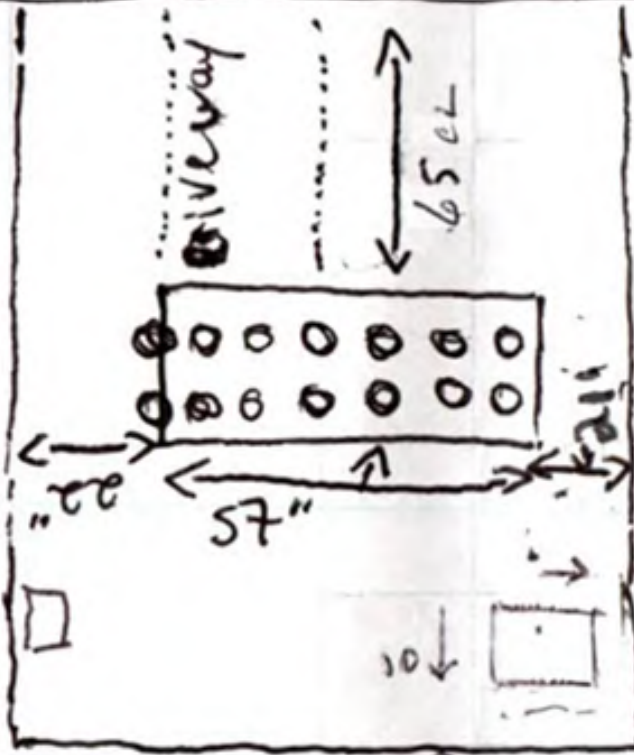


Facing north

Cole St

Kendall St

120



14
62

N ↑

13

13

shed to be relocated

shed to be demolished

100

10

22

57