AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS
HEARING OFFICER

NOVEMBER 18, 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: ***Meredith Wiley & Laura C. Hill*** **(Page 1)**
Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right, for a 40 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for an existing residence 80 ft. from the centerline of the right-of-way, and for an 18 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for an existing detached accessory structure 102 ft. from the centerline of the right-of-way.
Location: West side of SR 15, 1,200 ft. South of CR 126, common address of 60735 SR 15 in Jefferson Township, zoned A-1. DV-0658-2026

B. Petitioner: ***Michael Glassburn & Michelle Glassburn*** **(Page 2)**
Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
Location: South side of SR 120, 3,900 ft. West of CR 35, common address of 14242 SR 120 in York Township, zoned A-1.
DV-0664-2026

MOBILE HOME SPECIAL USE/DEVELOPMENTAL VARIANCE

C. Petitioner: ***Theresa L. Becker*** **(Page 3)**
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: East side of Lakeland Rd., 370 ft. North of CR 4, East of CR 9, common address of 51934 Lakeland Rd. in Osolo Township, zoned R-2. SUP-0668-2026

STAFF/BOARD ITEMS

- Minor Change – Developmental Variance – Jonathan Blosser (DV-0064-2026) – request to extend the ILP deadline until October 15, 2026 (1 year).

Ann Prough – Appointed by Plan Commission: term 1/1/26 – 12/31/26

Hearing Officer Staff Report

Prepared by the ***Department of Planning and Development***

Hearing Date: November 18, 2026

Transaction Number: DV-0658-2026.

Parcel Number(s): 20-07-33-426-003.000-019.

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, for a 40 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for an existing residence 80 ft. from the centerline of the right-of-way, and for an 18 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for an existing detached accesory structure 102 ft. from the centerline of the right-of-way.

Petitioner: Meredith Wiley & Laura C. Hill.

Location: West side of SR 15, 1,200 ft. south of CR 126, in Jefferson Township.

Site Description:

- Physical Improvement(s) – Residence, accessory structures.
- Proposed Improvement(s) – Accessory structure.
- 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 accessory request is 1,572 sq. ft., or 123 percent, over what is allowed, a result of limited home size, and all other development standards pertaining to the proposed structure are met. The existing home and detached garage have stood at their locations since 1948 and 1972 with no risk to public health or safety.

2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 2-acre parcel in a medium-density residential 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 building size typical of residential communities with low and medium density.

Hearing Officer Staff Report (Continued)

Hearing Date: November 18, 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 10/7/2026) and as represented in the Developmental Variance application.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Developmental Variance - Developmental Variance

Elkhart County Planning & Development
Public Services Building
4230 Elkhart Road, Goshen, Indiana, 46526
Phone - (574) 971-4678
Fax - (574) 971-4578

DV-0658-2026

Date: 10/07/2026 Meeting Date: November 18, 2026
Board of Zoning Appeals Public Hearing Transaction #: DV-0658-2026

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

Contacts:

Applicant	Land Owner
Meredith Wiley & Laura C. Hill 60735 State Road 15 Goshen, IN 46528	Meredith Wiley & Laura C. Hill 60735 State Road 15 Goshen, IN 46528

Site Address: 60735 State Road 15
Goshen, IN 46528

Parcel Number: 20-07-33-426-003.000-019

Township: Jefferson

Location: West Side Of Sr 15, 1200 Feet South Of County Road 126

Subdivision:

Lot #

Lot Area: 2.00 Frontage: 165.00 Depth: 463.00

Zoning: A-1

NPO List:

Present Use of Property: RESIDENTIAL

Legal Description:

Comments: DWELLING 1160 SF X 110% = 1276 SF MINUS DETACHED GARAGE 816 SF MINUS SHED 432 SF = 28 SF MINUS PROPOSED POLE BARN 1500 SF = NEGATIVE 1472 SF AVAILABLE PERSONAL STORAGE.
PARCEL CREATION DATE 3-1-1963

Applicant Signature:

Department Signature:

Developmental Variance — Questionnaire

Name: Meredith Wiley

1) Tell us what you want to do. Build a polebarn

2) Tell us why you can't change what you're doing so you don't need a variance. Not enough buildable Storage.

3) Tell us why the variance won't hurt your neighbors or the community. It will be so far back so it won't block any view or be an eyesore.

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 N/A

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: 30' x 50' x 16'

Tell us what you'll use it for. Storage for Lawn & Receatinal things & Trailors

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 or 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 want the polebarn to clear up the clutter from the garage. We would like to be able to put our cars in the garage. The yard will also look better with the Trailors in there.

DV-0658-2026

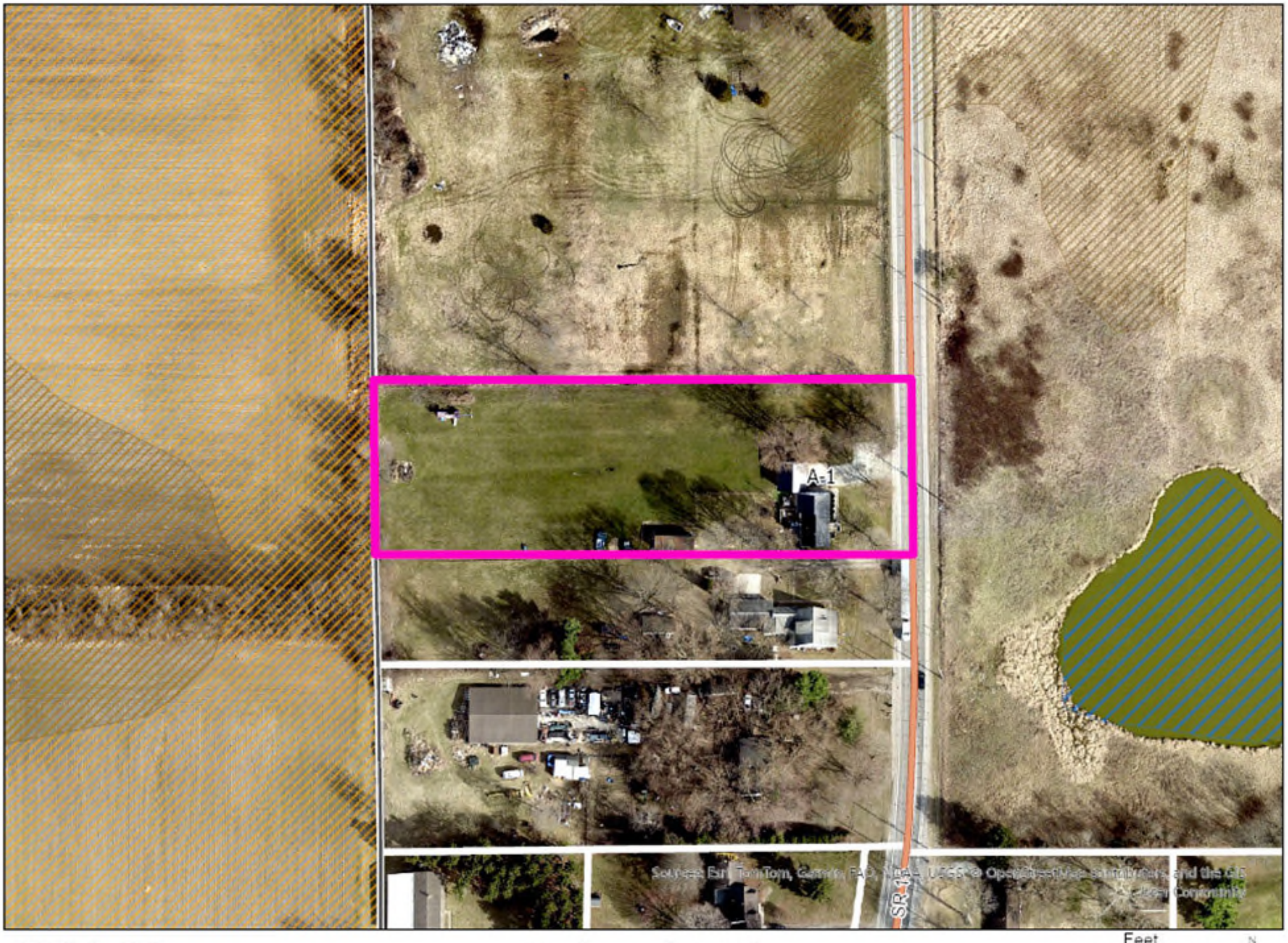


2025 Aerials

1 inch equals 60 ft

Feet
0 15 30 60
N

DV-0658-2026

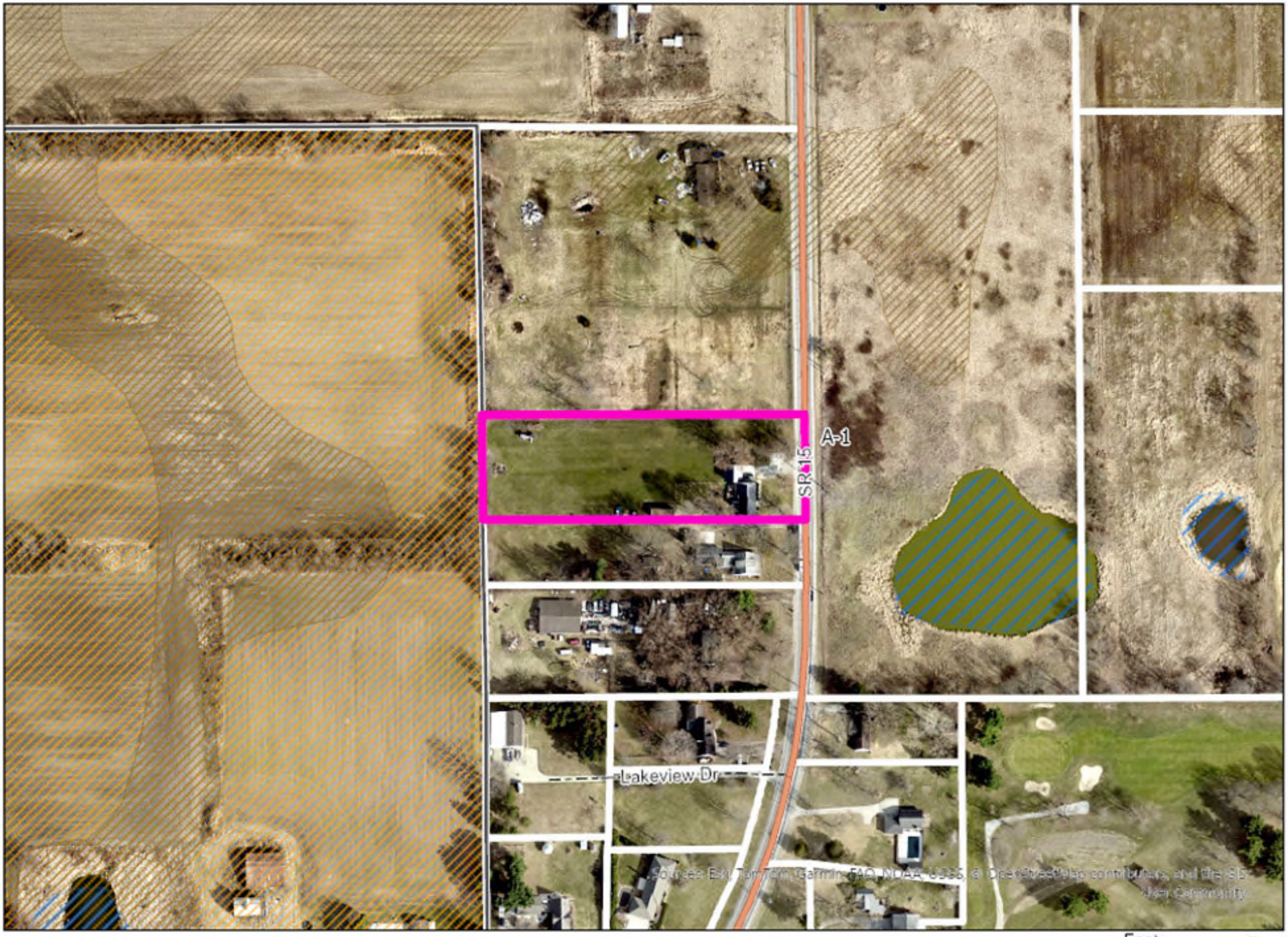


2025 Aerials

1 inch equals 120 ft

Feet
0 30 60 120
N

DV-0658-2026



2025 Aerials

1 inch equals 200 ft

Feet
0 50 100 200
N



Subject property



Building site



Facing south



Facing north



Facing east

SR 15

E

Well
23'6

60' 2"

House
24 FT

82'11"

Drive way

shed
10'

24 FT
24 FT
garage

104'10"

Sephc
19'5"

36 FT 12

old shed

S

Meredith Wiley
60775 SR 15
Goshen IN 46528

248 FT

N

355 FT

Left
Door side
facing the road

30
New Barns
50 FT

Dock

Right

16 FT

94 FT

100 FT

W

OCT - 7 2025

Hearing Officer Staff Report

Prepared by the ***Department of Planning and Development***

Hearing Date: November 18, 2026

Transaction Number: DV-0664-2026.

Parcel Number(s): 20-04-29-200-006.000-032.

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: Michael Glassburn & Michelle Glassburn.

Location: South side of SR 120, 3,900 ft. west of CR 35, in York Township.

Site Description:

- Physical Improvement(s) – Residence, accessory structure.
- Proposed Improvement(s) – Accessory structure.
- 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 1,504 sq. ft., or 82 percent, over what is allowed, and all other standards are met.

2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 1-acre parcel in a low-density residential and agricultural area, and all adjacent property is either open agricultural or wooded.

3. Strict application of the terms of the Development Ordinance would result in an unnecessary hardship in the use of the property. Other parcels in this area contain accessory structures of similar scale.

Hearing Officer Staff Report (Continued)

Hearing Date: November 18, 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 10/9/2026) and as represented in the Developmental Variance application.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Developmental Variance - Developmental Variance

Elkhart County Planning & Development
Public Services Building
4230 Elkhart Road, Goshen, Indiana, 46526
Phone - (574) 971-4678
Fax - (574) 971-4578

DV-0664-2026

Date: 10/08/2026 Meeting Date: November 18, 2026
Board of Zoning Appeals Public Hearing Transaction #: DV-0664-2026

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

Contacts:

Applicant	Land Owner
Michael Glassburn And Michelle Glassburn 14242 State Road 120 Bristol, IN 46507	Michael Glassburn And Michelle Glassburn 14242 State Road 120 Bristol, IN 46507

Site Address: 14242 State Road 120
Bristol, IN 46507

Parcel Number: 20-04-29-200-006.000-032

Township: York

Location: SOUTH SIDE OF SR 120, 3,900 FT. WEST OF CR 35

Subdivision:

Lot #

Lot Area: 1.00 Frontage: 135.00 Depth: 322.00

Zoning: A-1

NPO List:

Present Use of Property: RESIDENTIAL

Legal Description:

Comments: PARCEL CREATION DATE: 5/19/89
STORAGE EQUATION: RESIDENCE 1500 x 110% = 1650 SQ. FT.
MINUS (336) SHED
MINUS (616) ATTACHED GARAGE
MINUES (2400) PROPOSED ACCESSORY = -1702 SQ. FT.

Applicant Signature:

Department Signature:

Developmental Variance — Questionnaire

Name: Michael and Michelle Glassburn

1) Tell us what you want to do. We want to build an accessory storage pole barn that is 40'x60' (2400sqft), with a peak height of 24'.

2) Tell us why you can't change what you're doing so you don't need a variance. Because we need the storage space for our camper and multiple classic vehicles

3) Tell us why the variance won't hurt your neighbors or the community. We currently have no neighbors on either side or behind the property.

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 or 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

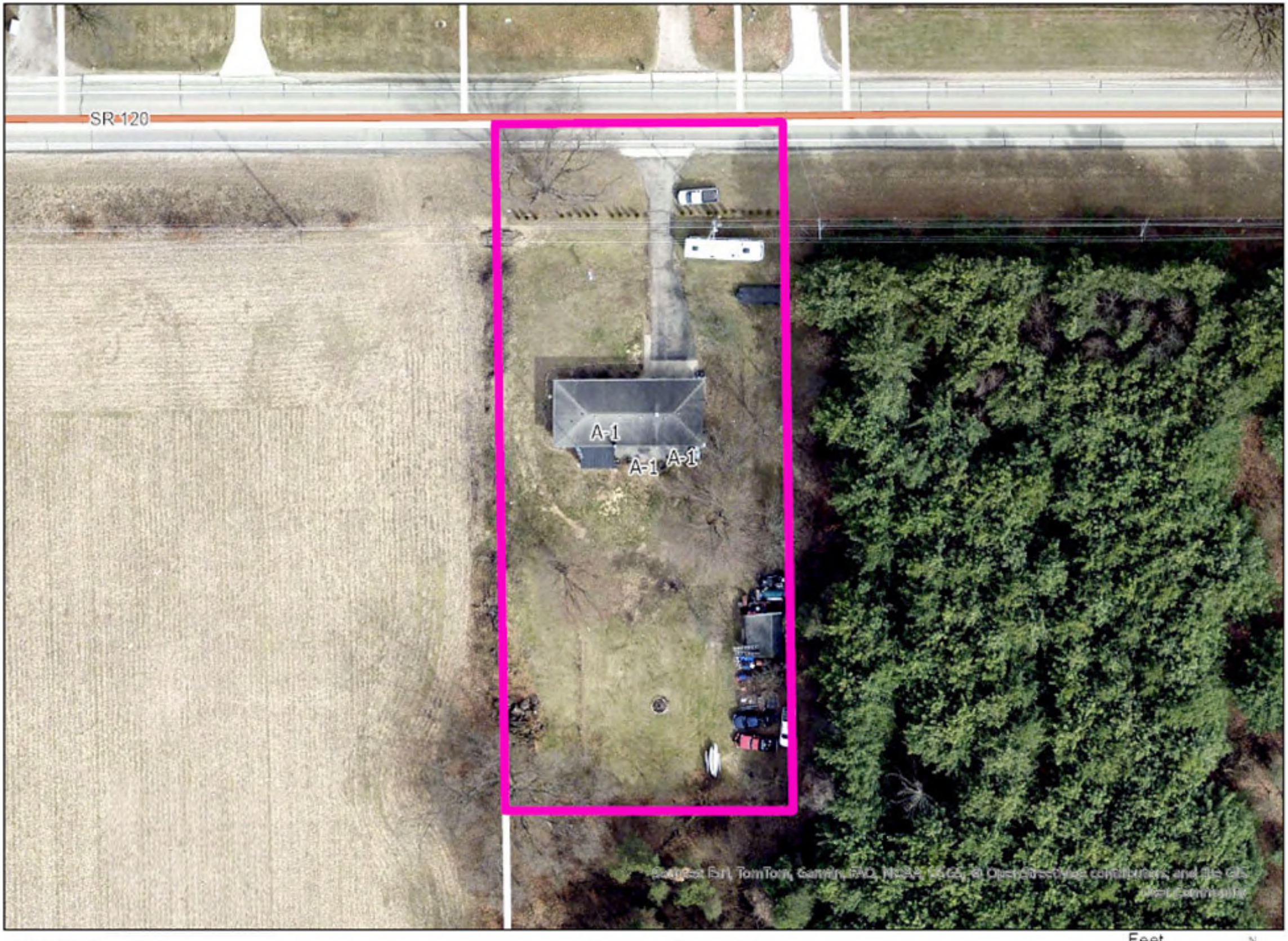
Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

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-0664-2026

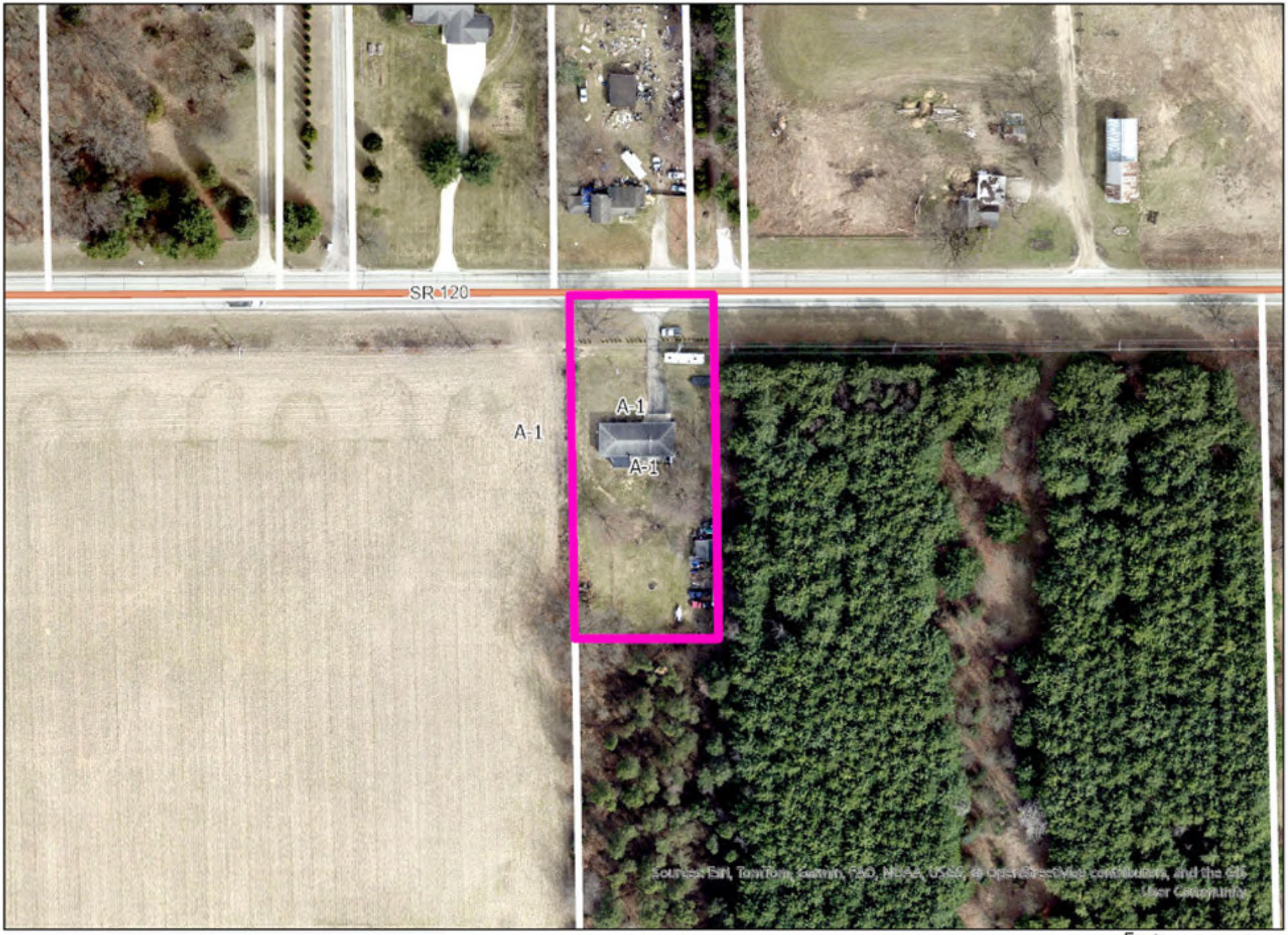


2025 Aerials

1 inch equals 60 ft

Feet
0 15 30 60
N

DV-0664-2026



2025 Aerials

1 inch equals 120 ft

Feet
0 30 60 120
N

DV-0664-2026



2025 Aerials

1 inch equals 200 ft

Feet
0 50 100 200
N



Subject property



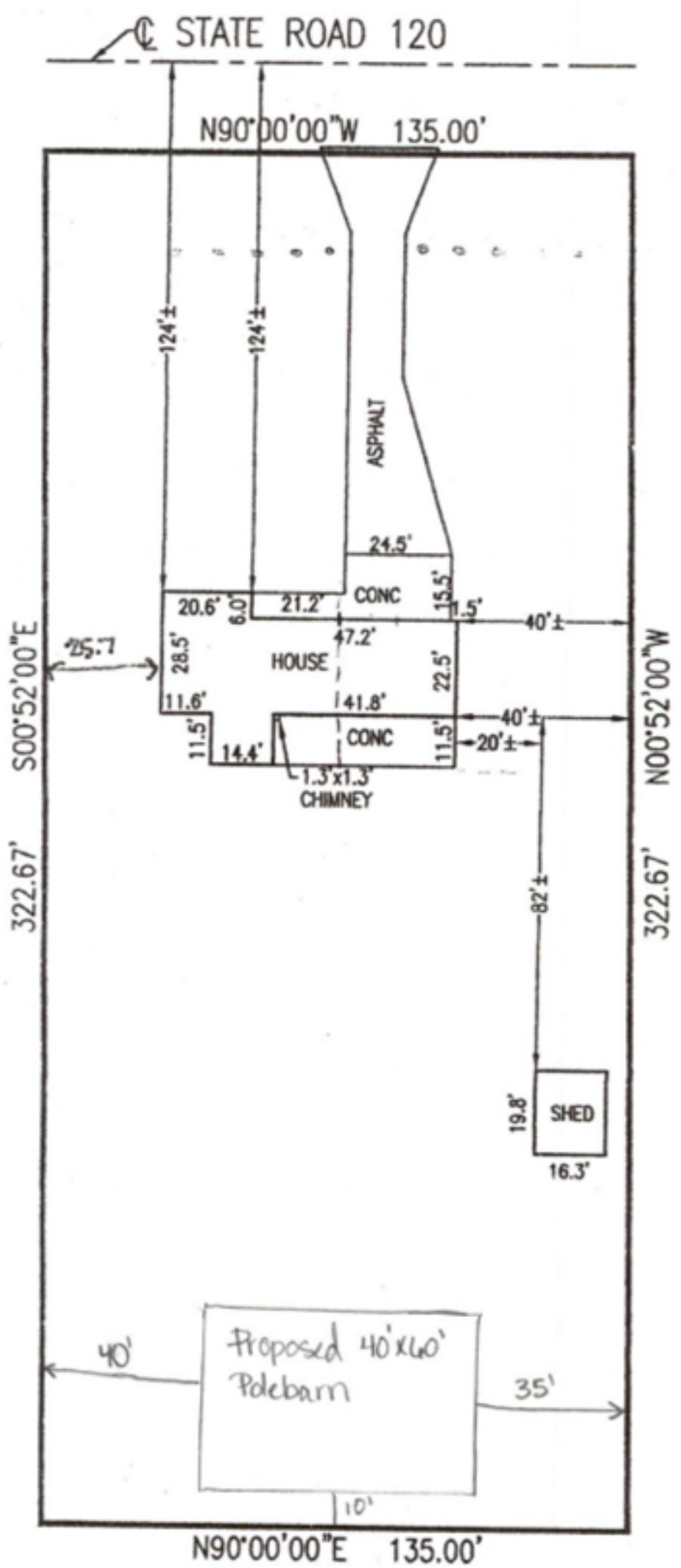
Facing west



Facing east



Facing north


℄ STATE ROAD 120
N90°00'00"W 135.00'
124'±
124'±
ASPHALT
24.5'
20.6'
6.0'
21.2'
CONC
15.5'
1.5'
40'±
47.2'
25.7'
28.5'
HOUSE
22.5'
11.6'
41.8'
40'±
11.5'
14.4'
CONC
11.5'
20'±
1.3'x1.3'
CHIMNEY
S00°52'00"E
N00°52'00"W
322.67'
322.67'
82'±
19.8'
SHED
16.3'
40'
Proposed 40'x60'
Polebarn
35'
10'
N90°00'00"E 135.00'

Hearing Officer Staff Report

Prepared by the ***Department of Planning and Development***

Hearing Date: November 18, 2026

Transaction Number: SUP-0668-2026.

Parcel Number(s): 20-02-16-302-020.000-026.

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: Theresa L. Becker.

Location: East side of Lakeland Rd., 370 ft. north of CR 4, east of CR 9, in Osolo Township.

Site Description:

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

History and General Notes:

- **October 19, 1978** – The BZA approved a Special Use for an existing mobile home for Johnny and Jacquelin Ramirez. The Special Use was then renewed every three years through 2023.
- **August 14, 1992** – A permit was issued to replace the mobile home.

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 mobile home is allowed with a Special Use 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 0.67-acre lot in a residential area, the area will remain residential in character, and no changes are proposed.

3. The Special Use will substantially serve the public convenience and welfare by continuing to provide affordable housing.

Hearing Officer Staff Report (Continued)

Hearing Date: November 18, 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 10/12/2026) 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. The lot has contained a mobile home without injury to public health or safety since sometime before 1978.

2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 0.67-acre lot in a residential area, and the mobile home has been granted 15 renewals since the original Special Use.

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 deny an existing residential use that observes all other development standards.

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 10/12/2026) and as represented in the Developmental Variance application.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Special Use - Mobile Home

Elkhart County Planning & Development
Public Services Building
4230 Elkhart Road, Goshen, Indiana, 46526
Phone - (574) 971-4678
Fax - (574) 971-4578

SUP-0668-2026

Date:	10/12/2026	Meeting Date:	November 18, 2026 Board of Zoning Appeals Public Hearing	Transaction #:	SUP-0668-2026

Description: for a Special Use for an existing mobile home

Contacts:

Applicant	Land Owner
Theresa L. Becker	Theresa L. Becker
51934 Lakeland Rd	51934 Lakeland Rd
Elkhart, IN 46514	Elkhart, IN 46514

Site Address: 51934 Lakeland Road
Elkhart, IN 46514

Parcel Number: 20-02-16-302-020.000-026

Township: Osolo

Location: East Side Of Lakeland Road, 310 FT North Of County Road 4

Subdivision: LAKELAND GARDENS 2ND

Lot # 39

Lot Area: 0.67 Frontage: 100.00 Depth: 290.00

Zoning: R-2

NPO List:

Present Use of Property: MOBILE HOME

Legal Description: LAKELAND GARDENS 2ND LOT 39

Comments: REFERENCE SUP-0639-2023 FOR AN EXISTING MOBILE HOME

SUBDIVISION NOT NEEDED

Applicant Signature:

Department Signature:

2) Tell us who will live in the mobile home. THERESA L BECKER

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. The home has Always Been there.

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'X70'

7) Tell us the year of the mobile home. 1993

8) Tell us anything else you want us to know. I got this from my Mother (Jacquelin A Ramirez) I Lived There TOOK Care of her The rest of her Life. I want to Continue To Live there.

SUP-0668-2026



2025 Aerials

1 inch equals 40 ft

Feet
0 10 20 40
N

SUP-0668-2026

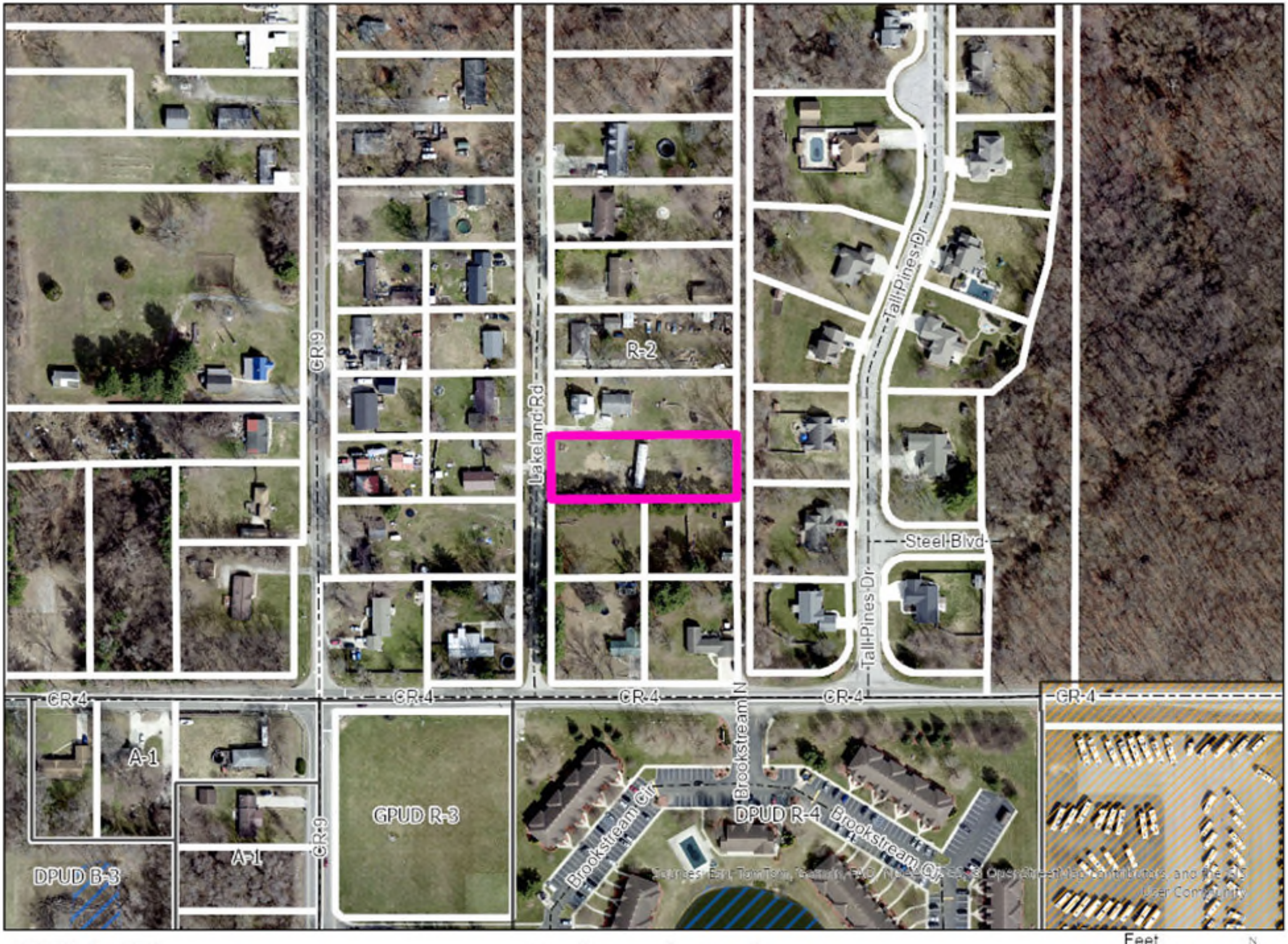


2025 Aerials

1 inch equals 80 ft

Feet
0 20 40 80
N

SUP-0668-2026



2025 Aerials

1 inch equals 200 ft

Feet
0 50 100 200
N



Subject property



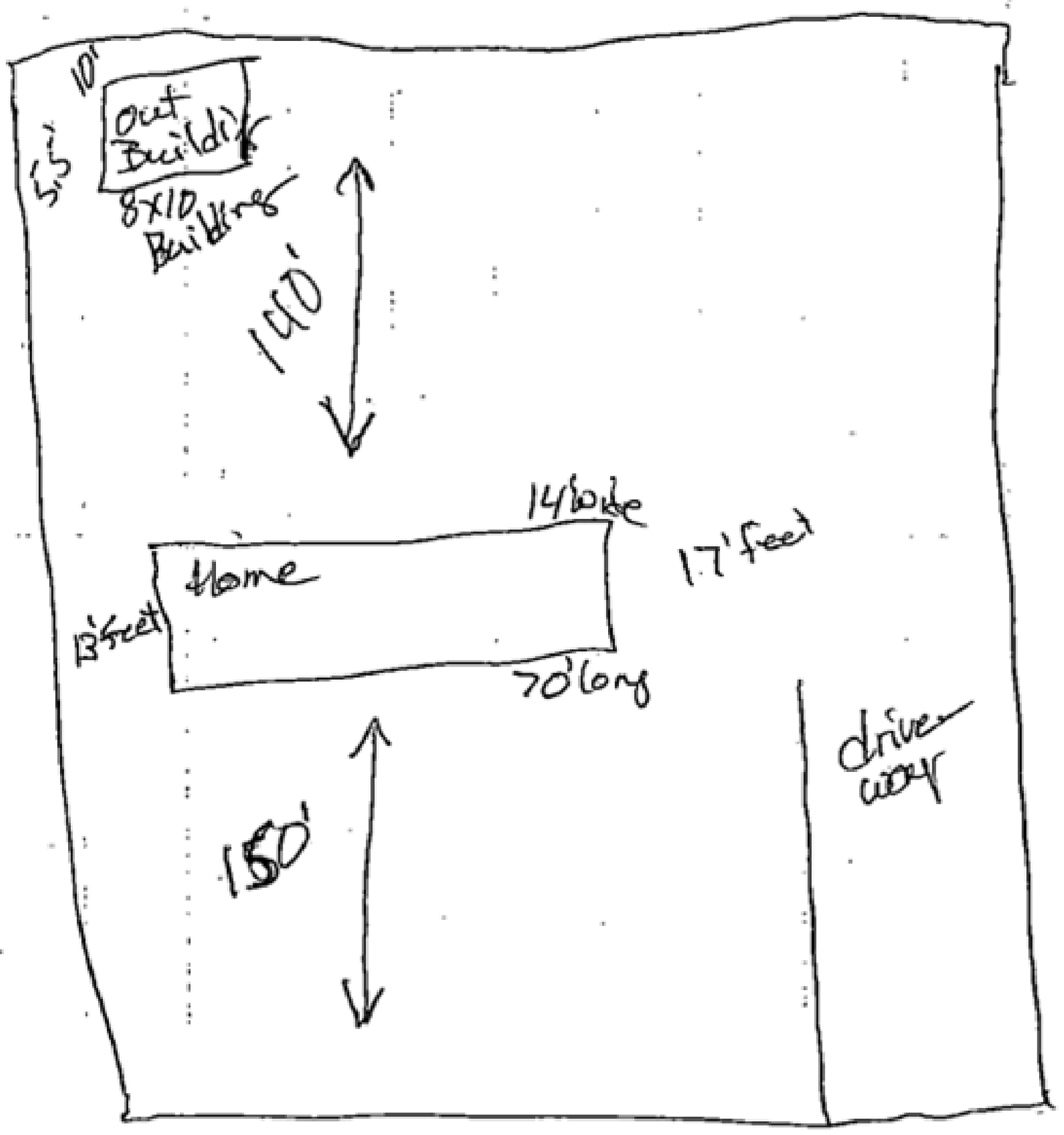
Facing north



Facing south



Facing west


10'
5'3"
Out Buildi
8x10 Building
140'
14'6"de
17'feet
Home
13'feet
70'long
150'
driveway

PLANNING & DEVELOPMENT
ELKHART COUNTY

Public Services Building • 4230 Elkhart Road, Goshen, Indiana 46526
(574) 971-4678 • DPS@ElkhartCounty.com • ElkhartCountyPlanningandDevelopment.com

DATE: October 19, 2026

TO: Hearing Officer

FROM: Daniel Dean, Planner

SUBJECT: Extension of the period within which to obtain an improvement location permit

Jonathan Blosser is requesting a 1-year extension of the period within which to obtain an improvement location permit.

The original request was for a 76 ft. lot width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence on a 3.35-acre parcel.

The subject property is on the south side of US 6, 2,020 ft. west of CR 13, in Union Township, zoned A-1.

The request was approved in April 2026, case number DV-0064-2026.

Attached are the extension request letter dated October 10, 2026, and the approved site plan.

Staff recommends approval of this extension request.

This staff item will be on the **November 18, 2026,** Hearing Officer agenda.

Jonathan P Blosser
Lila L Blosser
24292 US Highway 6
Nappanee IN 46550

10 OCT 2026

Elkhart County Planning & Development
H. Jason Auvil
Planning Manager & Zoning Administrator

Ref:

Result Letter
Case # DV-0064-2026
Conditions Imposed

1. I am requesting a 1 yr extension for, Result Letter condition 1, of the variance referenced above for the purpose of completing the logistics needed for an Improvement Location Permit.

2. Result Letter condition 3 has been completed; a deed has been filed on 29 APR 2026 with the Elkhart County Recorder's office.

Thank You for your consideration.

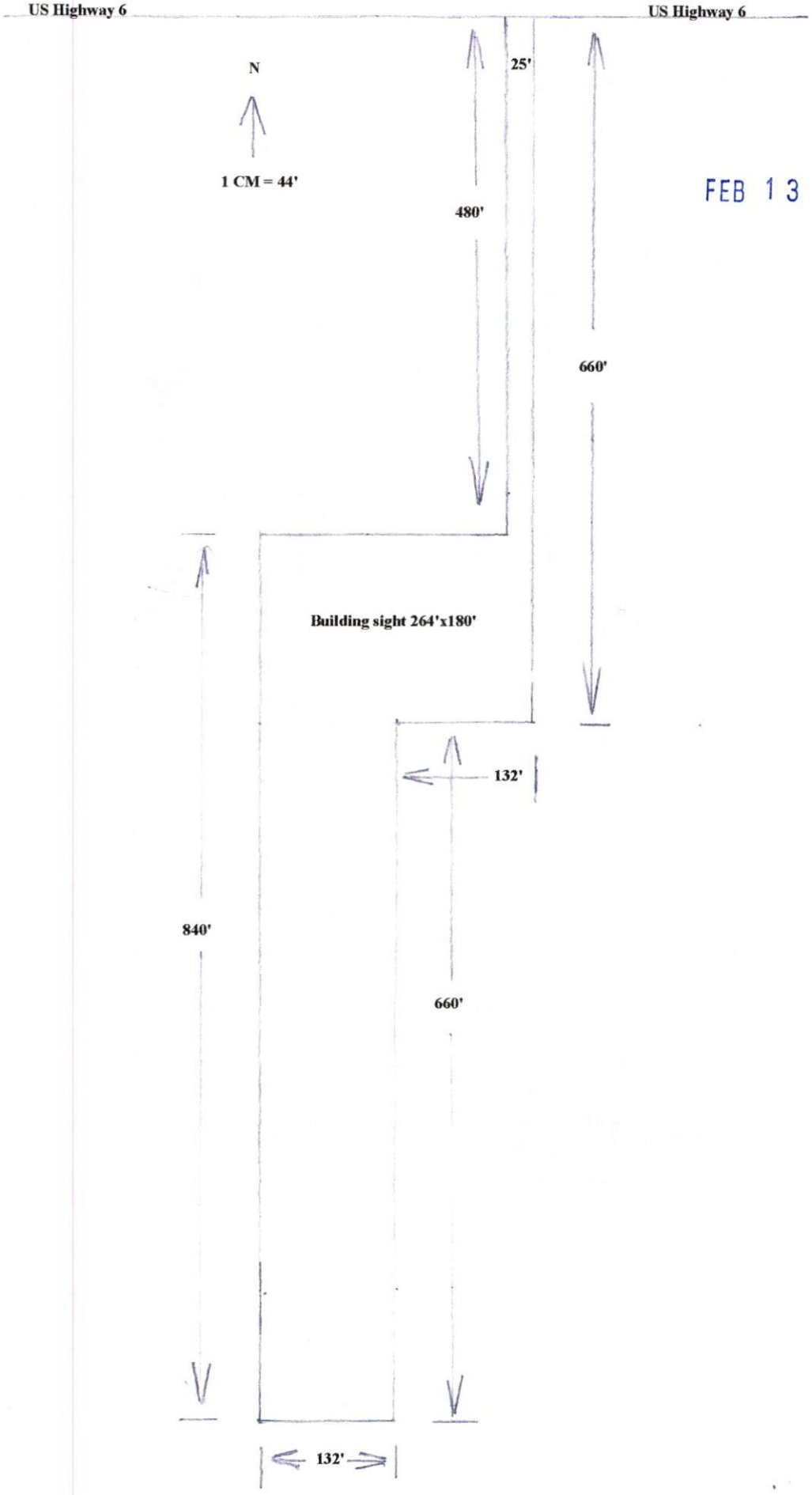
Jonathan P Blosser

CR 11 .6 mi W

US Highway 6

CR 13 .4 mi E

US Highway 6



FEB 13 2026