AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

DECEMBER 15, 2021 8:30 A.M.

DEPARTMENT OF PUBLIC SERVICES MEETING ROOMS 104, 106, & 108 117 N. 2nd Street, GOSHEN, INDIANA

Call to Order

D.

Petitioner:

Petition:

Location:

Abby A. Kinder

DEVELOPMENTAL VARIANCES

Elkhart County Zoning Ordinance and Staff Report materials are to be entered as evidence for today's hearings.

8:30 A.M.

(**Page 4**)

DV-0865-2021

A.	Petitioner:	Nickolis Coleman (Page 1)
	Petition:	for a 20 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the construction of an attached garage 30 ft. from the centerline of the right- of-way.
	Location:	East side of North Shore Dr., 180 ft. North of Douglas Ave., East of SR 19 common address of 50960 North Shore Dr. in Osolo Township, zoned R-2. DV-0890-2021
B.	Petitioner:	Sun Pine Hills (Page 2)
	Petition:	for a Developmental Variance to allow for 2 signs (Ordinance allows 1), for an 86 sq. ft. Developmental Variance (Ordinance allows 8 sq. ft.), to allow for the placement of 2 signs totaling 94 sq. ft., and for a 2 ft. Developmental Variance (Ordinance allows 4 ft.) to allow for 2 signs 6 ft. in height.
	Location:	Northwest corner of Bonnie Ln. & Pine Dr., South of SR 120, commor address of 12515 Bonnie Ln. in York Township, zoned A-1. DV-0878-2021
C.	Petitioner:	Sun Pine Hills (Page 3)
	Petition:	for a Developmental Variance to allow for 2 signs (Ordinance allows 1), for a 112 sq. ft. Developmental Variance (Ordinance allows 8 sq. ft.), to allow for the placement of 2 signs totaling 120 sq. ft., and for a 2 ft. Developmental Variance (Ordinance allows 4 ft.) to allow for 2 signs 6 ft. in height.
	Location:	Southeast corner of Pine Dr. & SR 120, common address of 53052 Pine Dr in York Township, zoned A-1. DV-0914-2021

accessory structures to exceed that allowed by right.

20 in Jefferson Township, zoned A-1.

for a Developmental Variance to allow for the total square footage of

North side of CR 20, 1,595 ft. West of SR 15, common address of 18819 CR

E. Petitioner: Jack A. Oldroyd & Tara R. Stephic (Page 5)

Petition: for a 69 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for

the construction of a detached garage 51 ft. from the centerline of the right-ofway and for a Developmental Variance to allow for the total square footage of

accessory structures to exceed that allowed by right.

Location: Northwest side of SR 120, 2,550 ft. Southwest of CR 17, common address of

22443 SR 120 in Concord Township, zoned R-1. DV-0895-2021

MOBILE HOME SPECIAL USE

F. Petitioner: Kyle Whitehead (Page 6)

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

Location: West side of CR 9, 500 ft. South of US 6, common address of 72589 CR 9 in

Union Township, zoned A-1. SUP-0862-2021

The Elkhart County Board of Zoning Appeals Hearing Officer is meeting on Wednesday December 15, 2021, at 8:30 am in Rooms 104, 106, & 108 of the Administration Building, Goshen, Indiana. Pursuant to advice of the Indiana Public Access Counselor, general public comment will not be permitted at this public meeting on non-public hearing matters. To the extent you wish to make comment remotely during any public hearings scheduled during this public meeting, please call (574) 971-4678 to learn how to remotely submit your public comment for the public hearing. For the convenience and safety of the public, and pursuant to the Executive Orders issued by Governor Holcomb as a result of the COVID-19 state declared disaster emergency, Elkhart County will be providing an opportunity for the public to remotely listen to the Elkhart County Board of Zoning Appeals Hearing Officer meeting while it is occurring. The public is encouraged to attend the meeting remotely by going to www.elkhartcountyplanninganddevelopment.com at 8:30 am on December 15, 2021. The public and press may still attend the meeting and comment at any public hearing in person, but the County Board of Zoning Appeals Hearing Officer may impose reasonable restrictions on the number of attendees to control audience density in consideration of the existing COVID-19 state declared disaster emergency. If you have further questions regarding how to remotely attend the public meeting please call (574) 971-4678.

https://elkhartcountyin.webex.com/elkhartcountyin/j.php?MTID=m3bf346cd5ef63d4860143a6c2f702dd0