

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

AUGUST 16, 2023  
9:00 A.M.

ADMINISTRATION BUILDING  
MEETING ROOMS 104, 106, & 108  
117 N. 2<sup>nd</sup> STREET, GOSHEN, INDIANA

Call to Order

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

### DEVELOPMENTAL VARIANCES

9:00 A.M.

- A. Petitioner: ***Paul Lloyd Alvey & Susan Waugh*** (Page 1)  
Petition: for a Developmental Variance to allow for the construction of a residence on property with no road frontage served by an access easement.  
Location: South end of the easement, East of Crossview Ln., 730 ft. South of Refuge Dr., East of Ash Rd., common address of 58490 Crossview Ln. in Baugo Township, zoned DPUD R-4. DV-0416-2023
- B. Petitioner: ***Jerry Emily & Judy Emily, 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: South side of Dunny St., 270 ft. West of CR 11, common address of 25052 Dunny St. in Osolo Township, zoned R-1. DV-0430-2023
- C. Petitioner: ***DKG Car Washes, Inc.*** (Page 3)  
Petition: for a 16 ft. Developmental Variance (Ordinance requires 25 ft.) to allow for the construction of a wash bay 9 ft. from the north side property line.  
Location: West side of SR 19, 2,330 ft. South of CR 40 (Waterford St.), common address of 66455 SR 19 in Olive Township, zoned M-2. DV-0434-2023
- D. Petitioner: ***Steven R. Smith & Leslee J. Smith, Husband & Wife*** (Page 4)  
Petition: for an 8 ft. Developmental Variance (Ordinance requires 15 ft.) to allow for the construction of an attached garage addition 7 ft. from the centerline of the alley.  
Location: North side of Carolina Ave., 175 ft. East of 45th St., South of CR 16, common address of 29715 Carolina Ave. in Baugo Township, zoned R-1. DV-0439-2023

- E. Petitioner: ***Keith A. Kraus*** (Page 5)  
 Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.  
 Location: Southeast corner of 4th St. & 3rd St., Southwest of Heaton Vista, common address of 52450 4th St. in Osolo Township, zoned R-2. DV-0438-2023
- F. Petitioner: ***Orpha M. Weirich, individually a life estate, & Darrel H. Weirich & Marvin H. Weirich*** (Page 6)  
 Petition: for a 2 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an existing agricultural building and addition 3 ft. from the east side property line.  
 Location: South side of CR 20, 1,750 ft. West of CR 37, common address of 13272 CR 20 in Middlebury Township, zoned A-3. DV-0468-2023
- G. Petitioner: ***Brian Wilson & Kimberly Wilson, Husband & Wife*** (Page 7)  
 Petition: for a 7:1 depth-to-width-ratio Developmental Variance, for a 50 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for an existing residence on proposed lot 1 and for a Developmental Variance to allow for the construction of a residence on property with no road frontage served by an access easement on proposed lots 2 & 3.  
 Location: South side of CR 4, 1,990 ft. East of SR 13, common address of 10760 CR 4 in York Township, zoned A-1. DV-0476-2023
- H. Petitioner: ***Mark J. Nave & Angela K. Nave, Husband & Wife*** (Page 8)  
 Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.  
 Location: Southeast end of Marguerite Way, 690 ft. East of CR 13, common address of 23874 Marguerite Way in Harrison Township, zoned A-1. DV-0488-2023

The Elkhart County Board of Zoning Appeals Hearing Officer is meeting on Wednesday August 16, 2023, at **9:00 am** in Rooms 104, 106, & 108 of the Administration Building, Goshen, Indiana. Pursuant to advice of the Indiana Public Access Counselor, general public comment will not be permitted at this public meeting on non-public hearing matters. To the extent you wish to make comment remotely during any public hearings scheduled during this public meeting, please call (574) 971-4678 to learn how to remotely submit your public comment for the public hearing. The public is encouraged to attend the meeting remotely by going to [www.elkhartcountyplanninganddevelopment.com](http://www.elkhartcountyplanninganddevelopment.com) at **9:00 am** on August 16, 2023. 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>