

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

DECEMBER 20, 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: ***Abraham Garcia & Guadalupe Garcia, Husband & Wife*** (Page 1)  
Petition: for an 8 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for the construction of an addition to a shed 2 ft. from the rear property line.  
Location: West side of CR 15, 1,895 ft. South of State Line Rd., common address of 50905 CR 15 in Osolo Township, zoned A-1. DV-0709-2023
- B. Petitioner: ***Eric J. Lambright & Jenean F. Lambright, 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 and for a 45 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing residence & addition 30 ft. from the centerline of the right-of-way.  
Location: West side of CR 39, 3,990 ft. North of CR 32, common address of 60727 CR 39 in Middlebury Township, zoned A-1. DV-0740-2023
- C. Petitioner: ***D. Conrad Showalter & Lynette Showalter, Husband & Wife*** (Page 3)  
Petition: for a 7:1 depth-to-width ratio Developmental Variance and a 60 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence.  
Location: West side of CR 33, 2,590 ft. South of CR 34, in Clinton Township, zoned A-1. DV-0751-2023
- D. Petitioner: ***Jeffrey Parcell & Traci Parcell, Husband & Wife*** (Page 4)  
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 State Line Rd., 5,200 ft. West of CR 15, common address of 23288 State Line Rd. in Osolo Township, zoned A-1. DV-0754-2023

The Elkhart County Board of Zoning Appeals Hearing Officer is meeting on Wednesday December 20, 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.elkhartcountyparticipatoryplanninganddevelopment.com](http://www.elkhartcountyparticipatoryplanninganddevelopment.com) at **9:00 am** on December 20, 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>