

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

JUNE 14, 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: ***James A. Hanes Jr. & Heather M. Hanes, Husband & Wife*** (Page 1)  
Petition: for a 23 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for the construction of a porch 52 ft. from the centerline of the right-of-way.  
Location: West side of CR 27, 2,430 ft. North of CR 112, common address of 54977 CR 27 in Washington Township, zoned A-1. DV-0266-2023
- B. Petitioner: ***Jeremiah Briscoe*** (Page 2)  
Petition: for a Developmental Variance to allow the total square footage of accessory structures to exceed that allowed by right.  
Location: Northwest corner of Sunnyside Ave. & CR 13, common address of 58649 CR 13 in Concord Township, zoned R-2. DV-0279-2023
- C. Petitioner: ***RFC Elkhart III, LLC*** (Page 3)  
Petition: for a 17 ft. Developmental Variance (Ordinance requires 25 ft.) to allow for an existing commercial building 8 ft. from the west side property line and for a 7 ft. Developmental Variance (Ordinance requires 15 ft.) to allow for an existing commercial building 8 ft. from the rear property line.  
Location: South side of Phillips St., 990 ft. Southeast of CR 12, common address of 28652 Phillips St. in Cleveland Township, zoned M-1, R-1. DV-0276-2023
- D. Petitioner: ***Loren S. Miller & Rita K. Miller*** (Page 4)  
Petition: for a 7:1 depth-to-width-ratio Developmental Variance to allow for the construction of a residence.  
Location: South side of CR 40, 3,230 ft. East of CR 33, in Clinton Township, zoned A-1. DV-0312-2023

- E. Petitioner: ***Levon Brubacher & MaryEllen Brubacher, Husband & Wife*** (Page 5)  
Petition: for a 3 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for the construction of an accessory structure 7 ft. from the centerline of the alley 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 Independent St. & Spring St., 350 ft. North of High St., 390 ft. West of Indiana Ave., common address of 313 Independent St. in Olive Township, zoned R-1. DV-0318-2023

The Elkhart County Board of Zoning Appeals Hearing Officer is meeting on Wednesday June 14, 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 June 14, 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>