

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

NOVEMBER 15, 2023
9:00 A.M.

ADMINISTRATION BUILDING
MEETING ROOMS 104, 106, & 108
117 N. 2nd 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: ***GB Holding LLC*** (Page 1)
Petition: for a 6 ft. Developmental Variance (Ordinance requires 15 ft.) to allow for an existing commercial building and an addition 9 ft. from the rear property line, for a 3 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for an existing commercial building 117 ft. from the centerline of the right-of-way of N. Main St. (SR 13), for a 5 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for parking 0 ft. from the north, side property line, and for a 23 ft. Developmental Variance (Ordinance requires 55 ft.) to allow for parking 32 ft. from the centerline of the right-of-way of Pleasant St..
Location: Northwest corner of N. Main St. (SR 13) & Pleasant St., common address of 303 N. Main St. in Middlebury Township, zoned B-2. DV-0698-2023
- B. Petitioner: ***Timothy C. Klenk & Kathryn L. Klenk, Husband & Wife*** (Page 2)
Petition: for a 25 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for the construction of a residence 50 ft. from the centerline of the right-of-way and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
Location: North side of CR 24, 460 ft. Southwest of CR 105, common address of 27575 CR 24 in Concord Township, zoned R-1. DV-0705-2023
- C. Petitioner: ***Sharon K. Sowders & Michele L. Schneider*** (Page 3)
Petition: for an 6 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for the construction of an addition to an existing residence 4 ft. from the south side property line and for a 4 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for the construction of an accessory structure 6 ft. from the rear property line.
Location: Southeast corner of Ash Rd. & Amber Dr., 1,580 ft. South of CR 6, common address of 53700 Ash Rd. in Cleveland Township, zoned A-1. DV-0701-2023

- D. Petitioner: ***Lozier Store Fixtures, LLC*** (Page 4)
 Petition: for a 65 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for an existing commercial building 55 ft. from the centerline of the right-of-way on proposed lot 1, for a 7 ft. Developmental Variance (Ordinance requires 55 ft.) to allow for the existing parking 48 ft. from the centerline of the right-of-way on proposed lot 1, for a 63 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for an existing commercial building 57 ft. from the centerline of the right-of-way on proposed lot 2, and for a 16 ft. Developmental Variance (Ordinance requires 55 ft.) to allow for existing parking 39 ft. from the centerline of the right-of-way on proposed lot 2.
 Location: East side of N. Main St., 2,640 ft. North of E. Warren St., common address of 402 N. Main St. in Middlebury Township, zoned M-2. DV-0702-2023
- E. Petitioner: ***LJ Builders LLC*** (Page 5)
 Petition: for a 1,932 sq. ft. lot-area Developmental Variance (Ordinance requires 15,000 sq. ft.) to allow or the construction of a residence.
 Location: North side of Cleveland Ave., 335 ft. East of CR 1, in Baugo Township, zoned R-1. DV-0692-2023
- F. Petitioner: ***Floyd G. Lynch, Sr. & Peggy A. Lynch, Husband & Wife*** (Page 6)
 Petition: for a 15 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the construction of an attached garage 35 ft. from the centerline of the right-of-way of W. Elkhart St. and for a 10 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an existing residence 40 ft. from the centerline of the right-of-way of Chestnut St.
 Location: Southeast corner of Chestnut St. & W. Elkhart St., common address of 202 Chestnut St. in Washington Township, zoned R-1. DV-0687-2023
- G. Petitioner: ***Roy S. Kiggins*** (Page 7)
 Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
 Location: North side of CR 12, 250 ft. East of CR 1, common address of 30209 CR 12 in Cleveland Township, zoned A-1. DV-0697-2023
- H. Petitioner: ***Ronald E. Dosmann & Catherine S. Dosmann, Husband & Wife*** (Page 8)
 Petition: for a 17 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the construction of a residence 33 ft. from the centerline of the right-of-way and for a 2 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for the construction of a residence 3 ft. from the northeast side property line.
 Location: Southeast side of North Shore Dr., 240 ft. South of Bell Ave., common address of 50908 North Shore Dr. in Osolo Township, zoned R-2. DV-0686-2023

The Elkhart County Board of Zoning Appeals Hearing Officer is meeting on Wednesday November 15, 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 at **9:00 am** on November 15, 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>