

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

OCTOBER 18, 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: ***Clarence L. Stoltzfus & Kathy E. Stoltzfus, Husband & Wife*** (Page 1)  
Petition: for a 32 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for the construction of an accessory structure 43 ft. from the centerline of the right-of-way.  
Location: West side of CR 111, 1,085 ft. North of CR 36, common address of 63845 CR 111 in Harrison Township, zoned A-1. DV-0529-2023
- B. Petitioner: ***David Frye*** (Page 2)  
Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.  
Location: Northeast corner of Bernice Dr. & CR 3, common address of 28971 Bernice Dr. in Baugo Township, zoned A-1. DV-0627-2023
- C. Petitioner: ***Eric L. Jackson & Serina A. Jackson, Husband & Wife*** (Page 3)  
Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.  
Location: East side of CR 21, 1,175 ft. Southwest of CR 14, common address of 56230 CR 21 in Jefferson Township, zoned A-1. DV-0629-2023
- D. Petitioner: ***Patricia A. Linn Trustee of the Patricia A. Lynn 2004 Trust*** (Page 4)  
Petition: for a 10 ft. Developmental Variance (Ordinance requires 35 ft.) to allow for an existing residence 25 ft. from the front property line along a cul-de-sac.  
Location: Southwest side of Linnwood Dr., 420 ft. North of North Shore Dr., common address of 50273 Linnwood Dr. in Osolo Township, zoned R-2. DV-0614-2023

- E. Petitioner: ***Norberto Hernandez Rodriquez*** (Page 5)  
 Petition: for a 21 ft. Developmental Variance (Ordinance requires 25 ft.) to allow for the construction of a storage building 4 ft. from the south side property line and for an 11 ft. Developmental Variance (Ordinance requires 15 ft.) to allow for the construction of a storage building 4 ft. from the rear property line.  
 Location: West side of Riley Ave., 430 ft. South of Moore Ave., West of SR 19, common address of 58049 Riley Ave. in Baugo Township, zoned M-2. DV-0622-2023
- F. Petitioner: ***Clifford L. Graybill & Diana K. Graybill, Husband & Wife*** (Page 6)  
 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 42, 2,640 ft. West of CR 17, common address of 22397 CR 42 in Harrison Township, zoned A-1. DV-0626-2023
- G. Petitioner: ***Veronica S. Hawkins*** (Page 7)  
 Petition: for a Developmental Variance to allow for an electronic message board within 300 ft. of a residence.  
 Location: Northwest corner of Main St. & Market St. (CR 46), common address of 68477 Main St. in Jackson Township, zoned B-2. DV-0595-2023
- H. Petitioner: ***Nicholas J. Pellus & Janet R. Pellus, Husband & Wife*** (Page 8)  
 Petition: for a 7 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for the placement of and an existing shed 3 ft. from the rear property line.  
 Location: South side of Roseland Rd., 1,440 ft. West of SR 19, common address of 26642 Roseland Rd. in Osolo Township, zoned R-2. DV-0616-2023
- J. Petitioner: ***Thomas L. Johnson & Loretta Johnson*** (Page 9)  
 Petition: for a 6,782 sq. ft. lot-area Developmental Variance (Ordinance requires 15,000 sq. ft.) to allow for the placement of a mobile home and for a 30 ft. lot-width Developmental Variance (Ordinance requires 80 ft.) to allow for the placement of a mobile home.  
 Location: West side of Kreighbaum St., 165 ft. South of Ruskin Ave., 350 ft. West of SR 19, common address of 58137 Kreighbaum St. in Baugo Township, zoned R-2. DV-0605-2023

The Elkhart County Board of Zoning Appeals Hearing Officer is meeting on Wednesday, October 18, 2023, at **9:00 a.m.** 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 a.m.** on October 18, 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>