

# AGENDA

## **ELKHART COUNTY BOARD OF ZONING APPEALS**

SEPTEMBER 21, 2023

9:00 A.M.

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

Call to Order

Roll Call

Approval of Minutes of the last regular meeting of the Elkhart County Board of Zoning Appeals held on the 17<sup>th</sup> day of August 2023.

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

### **SPECIAL USES**

**9:00 A.M.**

**(CRAMER)**

- A. Petitioner: ***Viviana Hernandez*** (Page 8)  
Petition: for a Special Use for a home workshop/business for a catering service.  
Location: East side of Crestview Dr., 1,535 ft. Southeast of SR 1, common address of 58970 Crestview Dr. in Concord Township, zoned R-1. SUP-0555-2023
- B. Petitioner: ***Elevation Home Builders LLC*** (Page 9)  
Petition: for a Special Use for an agricultural use for the keeping of animals.  
Location: East side of Dolph Rd., 690 ft. South of State Line Rd., common address of 50678 Dolph Rd. in Osolo Township, zoned R-2. SUP-0515-2023
- C. Petitioner: ***Roger Galloway & Karen Galloway, (Buyers) & Douglas G. Penner & Kristi J. Penner, Husband & Wife (Sellers)*** (Page 10)  
Petition: for a Special Use for a home workshop/business for a well drilling company.  
Location: North side of CR 38, 1,525 ft. East of CR 33, common address of 14695 CR 38 in Clinton Township, zoned A-1. SUP-0528-2023
- D. Petitioner: ***River Oaks Community Church, Inc.*** (Page 11)  
Petition: for an Amendment to an existing Special Use for a place of worship to allow for a school.  
Location: East side of CR 115, 300 ft. North of Jeri Ann Dr., common address of 58020 CR 115 in Concord Township, zoned A-1. SUP-0549-2023

- E. Petitioner: ***Richard A. Zimmerman & Sheila M. Zimmerman, Husband & Wife*** (Page 12)  
Petition: for an Amendment to an existing Special Use for an agribusiness to allow for a new building and a larger sign.  
Location: Northeast corner of CR 38 & CR 35, common address of 13679 CR 38 in Clinton Township, zoned A-1. SUP-0546-2023

**SPECIAL USES/ DEVELOPMENTAL VARIANCES**

- F. Petitioner: ***Carol Hensley & Anthony Hensley, Wife & Husband*** (Page 13)  
Petition: for a Special Use for a home workshop/business for a produce and flower stand, for a 42 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing pavilion 33 ft. from the centerline of the right-of-way of CR 20, for a 47 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for an existing pavilion 73 ft. from the centerline of the right-of-way of SR 15, and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right .  
Location: Northeast corner of SR 15 & CR 20, common address of 58480 SR 15 in Jefferson Township, zoned A-1. SUP-0552-2023
- G. Petitioner: ***Steven E. Stephens*** (Page 14)  
Petition: for a Special Use for a home workshop/business for a tree stump removal business, for a Developmental Variance to allow for 4 outside employees (Ordinance allows 2), 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 8, 665 ft. West of CR 21, common address of 19623 CR 8 in Washington Township, zoned R-1. SUP-0495-2023
- H. Petitioner: ***John Wayne Patterson*** (Page 15)  
Petition: for a Special Use for a home workshop/business for a utility trailer manufacturing business, for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right, and for a Developmental Variance to allow for 3 outside employees (Ordinance allows 2).  
Location: Southeast corner of US 20 & CR 29, common address of 57026 CR 29 in Jefferson Township, zoned A-1. SUP-0557-2023

**TABLED**

**10:00 A.M. (HESSER)**

J. Petitioner: ***Roberto Barrera Zuniga & Isabel P. Arizpe Martinez, Husband & Wife*** (Page 17)

Petition: for a Special Use for an agricultural use for the keeping of animals on a tract of land containing less than 3 acres, for a 6 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for an existing shed and chicken coops 4 ft. from the rear property line, for a 2 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an existing chicken coop 3 ft. from the north side property line, for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right, and for a 1 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an existing chicken coop 4 ft. from the south side property line.

Location: East side of CR 27, 550 ft. South of CR 40, common address of 66102 CR 27 in Elkhart Township, zoned A-1. SUP-0473-2023

K. Petitioner: ***Cristina Giles & Evan Giles, Husband & Wife*** (Page 18)

Petition: for an Amendment to an existing Special Use for a home workshop/business for a carpentry/home improvement business to allow for an addition to the existing building and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.

Location: Northwest side of Glenmoor St., 370 ft. Northeast of Doner Ct., common address of 52933 Glenmoor St. in Cleveland Township, zoned A-1. SUP-0477-2023

**STAFF/BOARD ITEMS** (time of review at the discretion of the Board of Zoning Appeals)

- *Minor Change – Special Use – for a ground-mounted solar array (SUP-0120-2023) – the request to add an additional 26 ft. by 13 ft. set of solar panels*
- *Rescission – Harley Detweiler & Lena Detweiler, Husband & Wife – for a Special Use for a commercial greenhouse and roadside stand (SUP-0391-2022) -rescission at the request of the petitioner*

**ADJOURNMENT**

The Elkhart County Board of Zoning Appeals is meeting on Thursday, September 21, 2023, at **9:00am** 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 **9:00am** on September 21, 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=mbb02709b73824cc9d67f2b786f288815>