

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

SEPTEMBER 20, 2023
9:00 A.M.

PUBLIC SERVICE BUILDING
MEETING ROOMS A & B
4230 ELKHART ROAD, 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: **Andrew R. Carlson** (Page 1)
Petition: for an 8 ft. Developmental Variance (Ordinance requires 55 ft.) to allow for an existing freestanding sign and a new electronic message board 47 ft. from the centerline of the right-of-way of CR 46 and for a Developmental Variance to allow for an electronic message board within 300 ft. of a residence.
Location: Southeast corner of CR 46 & SR 15, common address of 19260 CR 46 in Jackson Township, zoned M-1. DV-0510-2023
- B. Petitioner: **Robert Wirt & Nanci Wirt, 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.
Location: North side of Jackson Blvd., 1,710 ft. Southwest of CR 15, common address of 3932 E. Jackson Blvd. in Concord Township, zoned R-1. DV-0548-2023
- C. Petitioner: **Chad C. Stover & Laura B. Stover, Husband & Wife** (Page 3)
Petition: for a 7:1 depth-to-width-ratio Developmental Variance to allow for an existing residence.
Location: North side of CR 14, 4,150 ft. East of SR 13, common address of 11387 CR 14 in Middlebury Township, zoned A-1. DV-0556-2023
- D. Petitioner: **Wakarusa Secure Storage, LLC** (Page 4)
Petition: for a 10 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for the construction of and the existing storage units 110 ft. from the centerline of the right-of-way .
Location: West side of SR 19, 325 ft. South of CR 40, common address of 66043 SR 19 in Olive Township, zoned M-1. DV-0527-2023

- E. Petitioner: ***Henry Yoder & Fern Yoder, Husband & Wife*** (Page 5)
 Petition: for a 7:1 depth-to-width-ratio Developmental Variance to allow for an existing residence.
 Location: South side of E. Waterford St., 330 ft. East of Indiana Ave., common address of 409 E. Waterford St. in Olive Township, zoned A-1. DV-0543-2023
- F. Petitioner: ***GB Holding LLC*** (Page 6)
 Petition: for a 44 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for the construction of a fuel canopy 76 ft. from the centerline of the right-of-way of SR 13.
 Location: Northwest corner of Main St. (SR 13) & Pleasant St., common address of 303 N. Main St. in Middlebury Township, zoned B-2. DV-0550-2023
- G. Petitioner: ***William Lord, Jr. & Claudia Lord as co-trustees for the William & Claudia Lord Trust Revocable Trust Agreement*** (Page 7)
 Petition: for a Special Use for a mobile home and for a Developmental Variance to allow for a mobile home within 300 ft. of a residence.
 Location: East side of SR 15, 1,720 ft. South of State Line Rd., common address of 50934 SR 15 in Washington Township, zoned A-1. SUP-0523-2023

The Elkhart County Board of Zoning Appeals Hearing Officer is meeting on Wednesday, September 20, 2023, at **9:00 a.m.** in Rooms A & B of the Public Services 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 a 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 a.m.** on September 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>