

AGENDA
ELKHART COUNTY BOARD OF ZONING APPEALS
HEARING OFFICER

APRIL 16, 2025
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: ***Judson Schrock*** **(Page 1)**
 Petition: for a 14 ft. Developmental Variance (Ordinance requires 25 ft.) to allow for the construction of an attached canopy 11 ft. from the east side property line and for a Developmental Variance to allow for no buffering (Ordinance requires a class 1 buffer) along the east property line.
 Location: South side of E. Washington St., 150 ft. East of Jefferson St., common address of 112 E. Washington St. in Clinton Township, zoned B-1. DV-0159-2025
- B. Petitioner: ***Byron P. Moore & Aimee S. Moore, Husband & Wife*** **(Page 2)**
 Petition: for a 25 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an existing residence and construction of an attached garage 25 ft. from the centerline of the right-of-way and for a 3 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an existing residence and construction of an addition 2 ft. from the east side property line.
 Location: South side of North Shore Dr., 1,430 ft. East of Bell Ave, East of SR 19, common address of 25856 North Shore Dr. in Osolo Township, zoned R-2. DV-0169-2025
- C. Petitioner: ***Michael L. Strausborger & Patricia A. Strausborger, or their successor, as Trustees of the Michael L. Strausborger & Patricia A. Strausborger Revocable Living Trust*** **(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 Andy Dr., 375 ft. South of Charla Ln., East of Ash Rd., common address of 30801 Andy Dr. in Cleveland Township, zoned A-1. DV-0170-2025

MOBILE HOME SPECIAL USE/DEVELOPMENTAL VARIANCE

D. Petitioner: ***David Rodriguez Campos & Alicia Martinez Cambron,*** **(Page 4)**
 Husband & Wife
 Petition: for a Special Use for a mobile home and for a Developmental Variance to
 allow for the placement of a mobile home within 300 ft. of a residence.
 Location: South side of Florence Ave., 625 ft. East of CR 45, common address of
 24116 Florence Ave. in Concord Township, zoned R-2. SUP-0132-2025

The Elkhart County Board of Zoning Appeals Hearing Officer is meeting on Wednesday April 16, 2025, 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 April 16, 2025. 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>

Hearing Officer Staff Report

Prepared by the Department of Planning and Development

Hearing Date: April 16, 2025

Transaction Number: DV-0159-2025.

Parcel Number(s): 20-12-34-466-005.000-008.

Existing Zoning: B-1.

Petition: For a 14 ft. Developmental Variance (Ordinance requires 25 ft.) to allow for the construction of an attached canopy 11 ft. from the east side property line and for a Developmental Variance to allow for no buffering (Ordinance requires a class 1 buffer) along the east property line.

Petitioner: Judson Schrock.

Location: South side of E. Washington St., 150 ft. east of Jefferson St., in Clinton Township.

Site Description:

- Physical Improvement(s) – Restaurant.
- Proposed Improvement(s) – Attached canopy.
- Existing Land Use – Commercial.
- Surrounding Land Use – Mixed.

History and General Notes:

- **November 16, 1995** – The Hearing Officer approved a 20 ft. variance to allow an addition 35 ft. from the centerline of the right-of-way.
- **August 20, 2003** – The Hearing Officer approved a 15 ft. variance to allow an addition 10 ft. from the east side property line.

Staff Analysis:

Staff finds that:

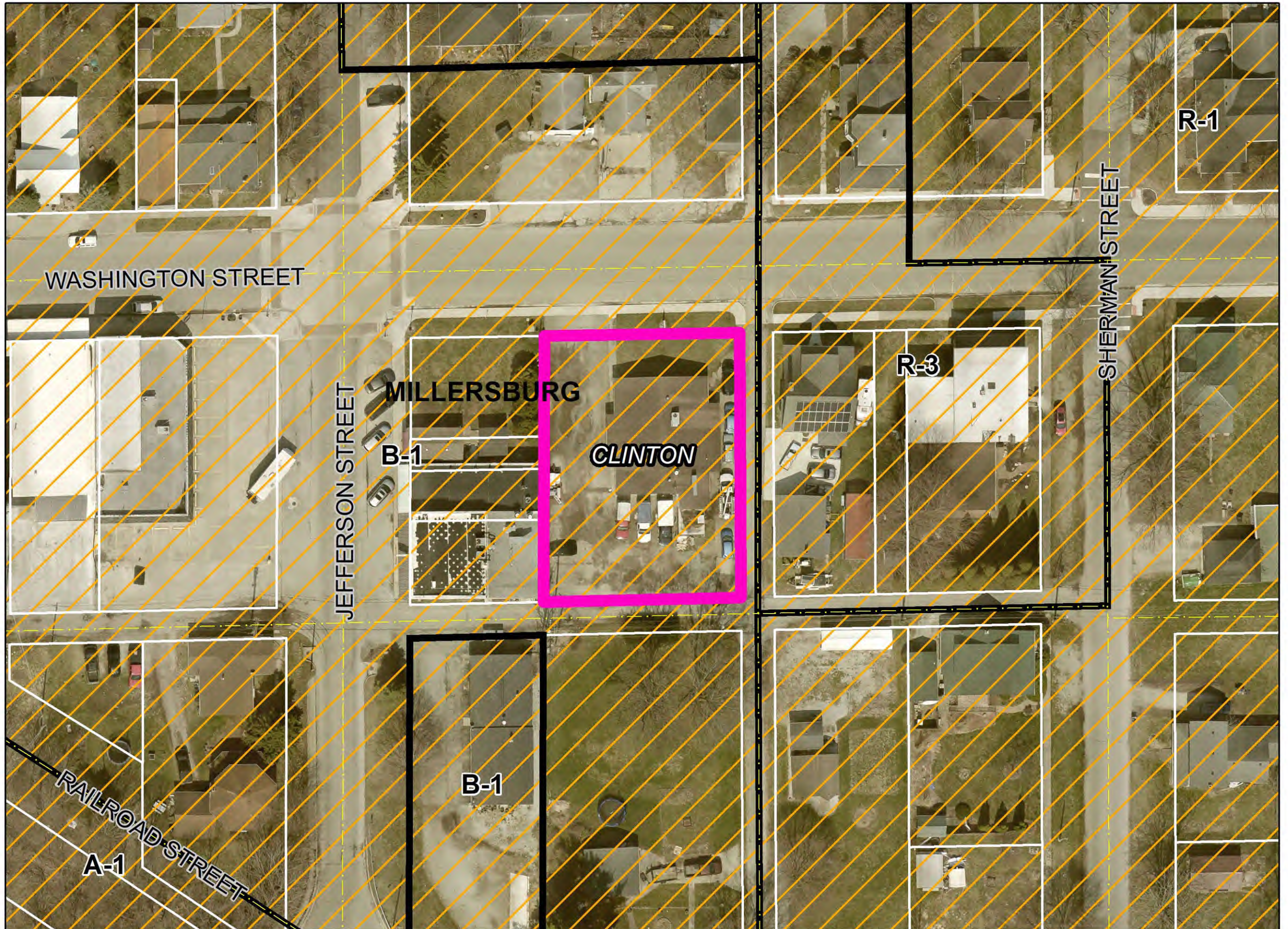
1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. The new canopy's east setback and the 2003 addition setback are similar and do not affect safe public use of the alley, and the building and its surroundings have coexisted harmoniously without buffering as long as the building has been present.
2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 0.29-acre lot in a dense, mixed-use town neighborhood, and the neighborhood will remain a mixture of commercial and residential.
3. Strict application of the terms of the Development Ordinance would result in an unnecessary hardship in the use of the property. The small lot size leaves few options for placement of a canopy of a useful size, and absence of buffering is common in dense town neighborhoods where original residential and light business zones frequently abut.

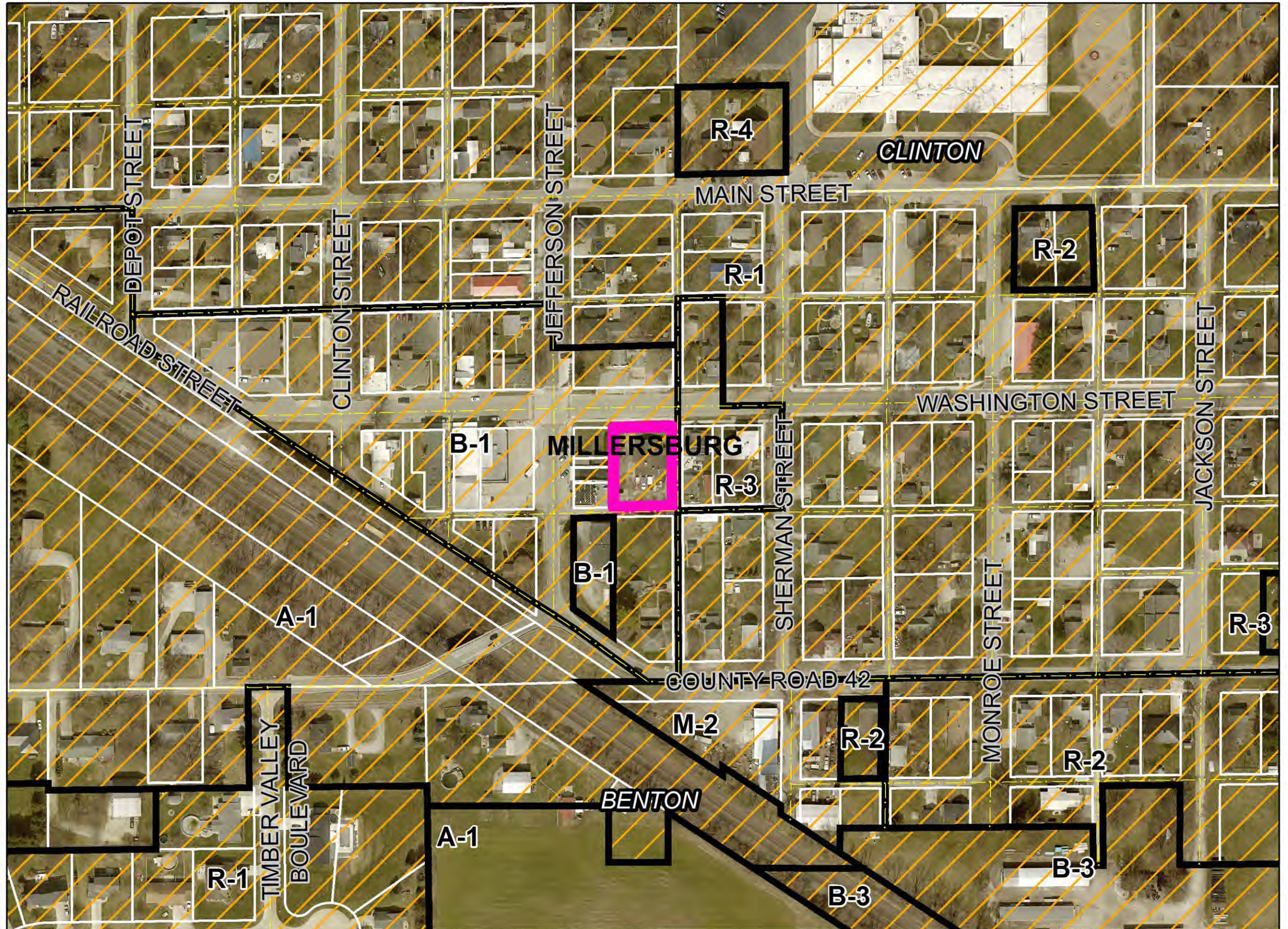
Hearing Officer Staff Report (Continued)

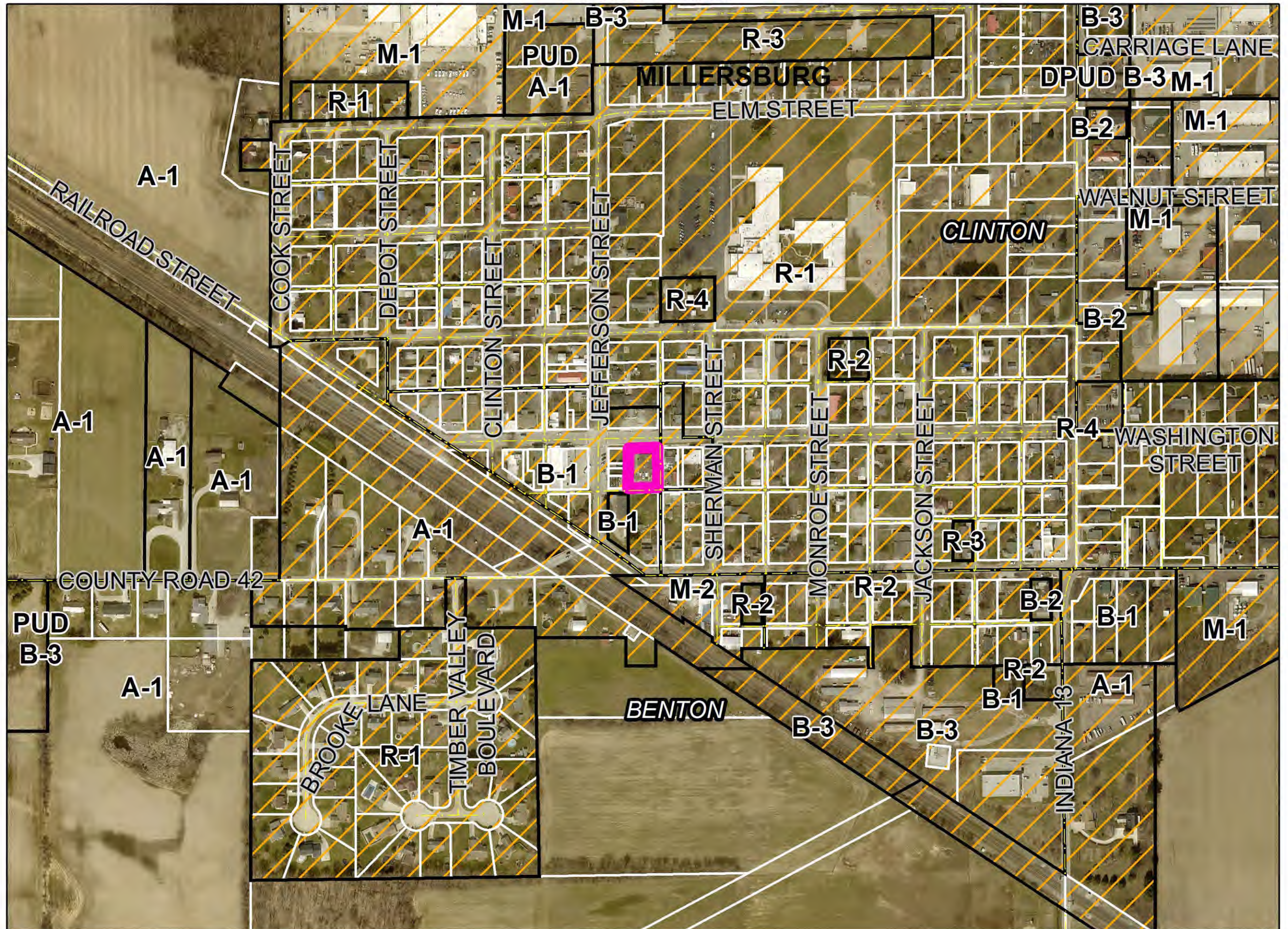
Hearing Date: April 16, 2025

Staff recommends **APPROVAL** with the following condition(s) imposed:

1. Variances from the developmental standards of the Development Ordinance are void unless an Improvement Location Permit is issued within 180 calendar days from the date of the grant and construction work completed within 1 year from the date of the issuance of the building permit (where required).
2. The request is approved in accordance with the site plan submitted (dated 3/12/2025) and as represented in the Developmental Variance application.









Subject property



Southwest corner of building



Southeast corner of building



Facing west



Facing east



Facing north

PLAN COMMISSION & BOARD OF ZONING APPEALS

Developmental Variance - Developmental Variance

**Elkhart County Planning & Development
Public Services Building**

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Date: 03/12/2025 Meeting Date: April 16, 2025 Transaction #: DV-0159-2025
Board of Zoning Appeals Public Hearing

Description: for a 14 ft. Developmental Variance (Ordinance requires 25 ft.) to allow for the placement of a canopy over a food truck 11 ft. from the east side property line and a Development Variance for buffering

Contacts: Authorized Agent Land Owner
Jaguar Buildings Judson Schrock
6455 S 500 E 2020 Nathan Lane
Wolcottville, IN 46795 Goshen, IN 46528

Site Address: 112 E Washington St Parcel Number: 20-12-34-466-005.000-008
Millersburg, IN 46543

Township: Clinton
Location: South Side Of E. Washington Street, 150 Feet East Of Jefferson Street

Subdivision: ORIGINAL PLAT OF THE TOWN OF MILLERSBURG Lot # 35

Lot Area: 0.29 Frontage: 99.00 Depth: 132.00

Zoning: B-1 NPO List: 04/01/2025

Present Use of Property:

Legal Description:

Comments: Variance 95-4297 for a 20 ft. Variance to construct an addition to existing restaurant. Approved 11-16-95. Variance 20032405 for a 1: ft. Variance to allow addition for an office. Approved 8-20-03.

Applicant Signature: Department Signature:

Application

Site address: 112 E. WASHINGTON ST., MILLERSBURG, IN. 46543

Parcel number(s): 20-12-34-466-005.000-008

Current property owner

Name: JUDSON SCHROCK

Address: 2020 NATHAN LANE, GOSHEN, IN. 46528

Phone: 260-350-3939 Email: judschrock92@gmail.com

Other party

☒ Agent

☐ Buyer

☐ Land contract purchaser

☐ Lessee

Name: TONY BERKSHIRE - JAGUAR BUILDINGS

Address: 6455 S. 500 E. WOLCOTTVILLE, IN. 46795

Phone: 260-336-9693 Email: tony@jagverbuild.com

By signing below, I understand that if my application is approved, there may be conditions that will have to be met before approval is final and building permits can be started. I also understand that the conditions may include a commitment that the property owner is responsible for completing and returning.

Signature of current property owner or authorized agent: 

Staff Use Only

Description: East side buffering 14' setback

Variance for buffering

Variance 95-4297 20 ft Variance to construct an addition to existing restaurant. Approved 11-16-95.

Variance 20032405 15 ft. Variance to allow addition for an office. Approved 8-20-03.

Parcel creation date: _____

Subdivision required? ☐ Y ☒ N If yes, ☐ AS ☐ Minor ☐ Major

Residential accessory breakdown, if applicable: _____

Location: N S E W corner side end of E. Washington St.
150 ft. N S E W of Jefferson St.
in Clinton Township

Frontage: 99 Depth: 132 Area: .293 acres

Subdivision and lot number, if applicable: Millersburg - Lot 35

Present use: Restaurant

Developmental Variance — Questionnaire

Name: Judson Schrock

1) Tell us what you want to do. park trucks under roof

2) Tell us why you can't change what you're doing so you don't need a variance. size of lot

3) Tell us why the variance won't hurt your neighbors or the community. WILL IMPROVE OVERALL AREA WITH GETTING TRUCKS ORGANIZED UNDER CANOPY

4) Does the property need well and septic? Well: ☐ Y ☒ N Septic: ☐ Y ☒ N
Does the property need a new septic system? ☐ Y ☒ N
If a new septic system is needed, did the Health Department say there's enough space for it? ☐ Y ☐ N N/A

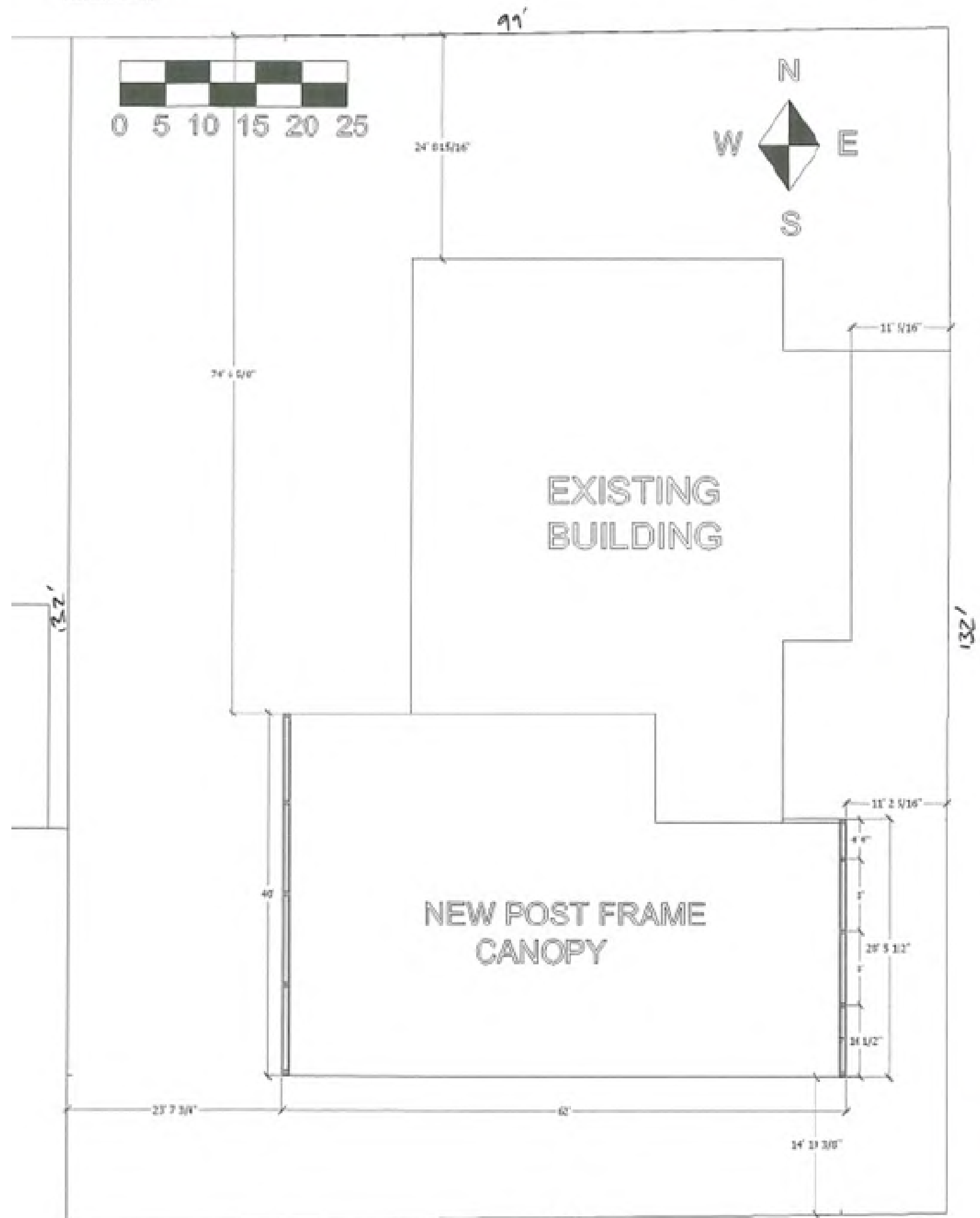
5) Does the application include variances to allow for buildings or additions? ☐ Y ☒ N If yes, fill out below.
Building or addition 1 Size and height to the peak: _____
Tell us what you'll use it for. _____
Building or addition 2 Size and height to the peak: _____
Tell us what you'll use it for. _____
Building or addition 3 Size and height to the peak: _____
Tell us what you'll use it for. _____

6) Does the application include a variance for a residence on property with no road frontage? ☐ Y ☒ N
If yes, fill out below. N/A
Is the easement existing? ☐ Y ☐ N If the easement is existing, is it recorded? ☐ Y ☐ N
Tell us who owns (will own) the land under the easement. _____
Tell us how many parcels will use the easement. _____

7) Does the application include variances for signs? ☐ Y ☒ N If yes, fill out below.
Sign 1 Dimensions (length and width): _____
Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N
Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N
Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N
Sign 2 Dimensions (length and width): _____
Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N
Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N
Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N
Sign 3 Dimensions (length and width): _____
Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N
Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N
Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

8) Does the application include a variance for parking spaces? ☐ Y ☒ N
If yes, tell us how many total there will be. _____

9) Tell us anything else you want us to know. THIS VARIANCE IS FOR SETBACKS



Hearing Officer Staff Report

Prepared by the Department of Planning and Development

Hearing Date: April 16, 2025

Transaction Number: DV-0169-2025.

Parcel Number(s): 20-02-09-352-032.000-026.

Existing Zoning: R-2.

Petition: For a 25 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an existing residence and construction of an attached garage 25 ft. from the centerline of the right-of-way and for a 3 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an existing residence and construction of an addition 2 ft. from the east side property line.

Petitioner: Byron P. Moore & Aimee S. Moore, Husband & Wife.

Location: South side of North Shore Dr., 1,430 ft. east of Bell Ave, east of SR 19, in Osolo Township.

Site Description:

- Physical Improvement(s) – Residence, attached garage.
- Proposed Improvement(s) – Residential and garage additions.
- Existing Land Use – Residential.
- Surrounding Land Use – Residential.

History and General Notes:

- None.

Staff Analysis:

Staff finds that:

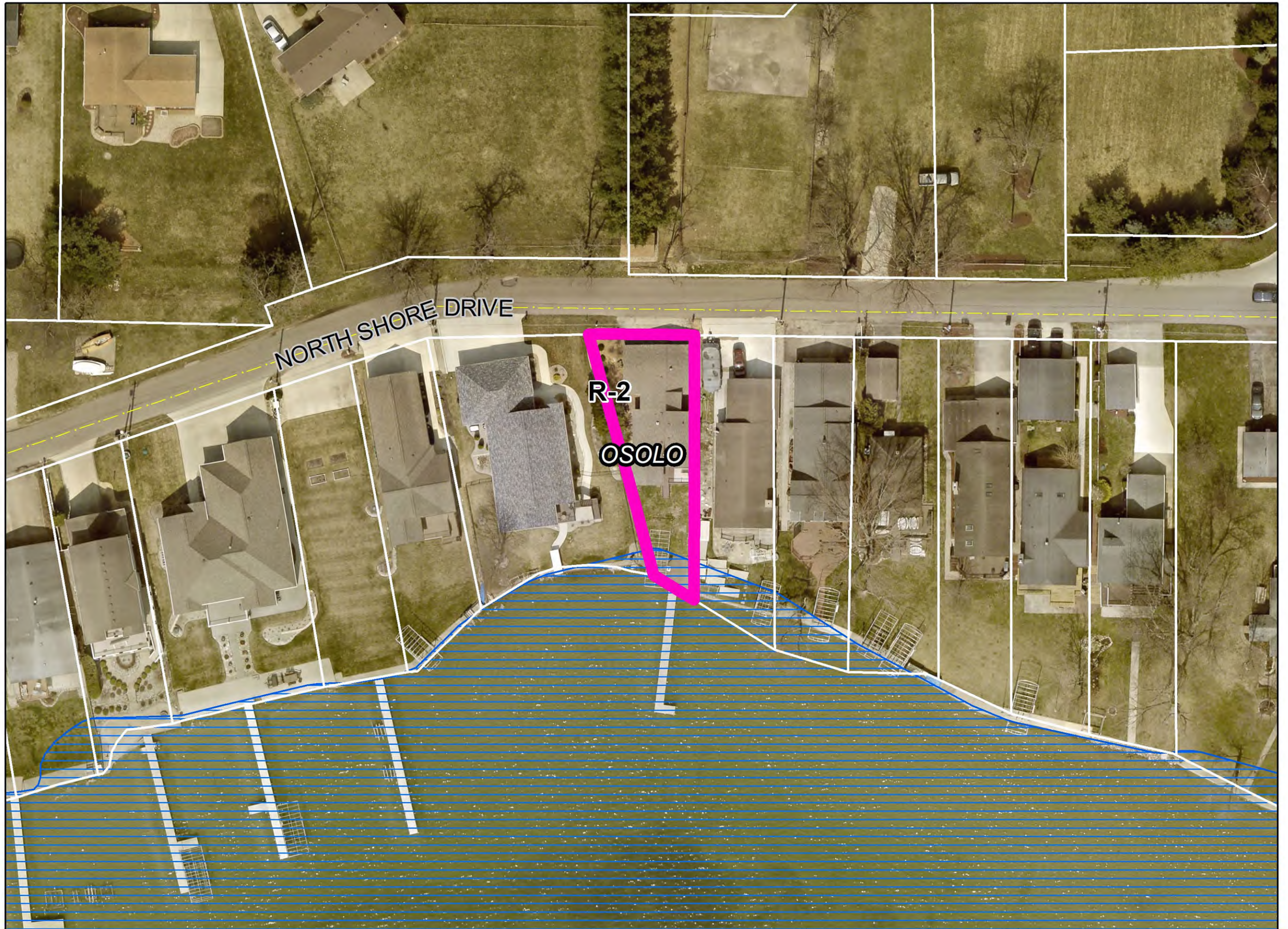
1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. The surrounding residential density and the proposed construction do not affect sight distance or other public safety or welfare criteria.
2. Approval of the request will not cause substantial adverse effect on neighboring property. Most neighboring properties on this portion of North Shore Dr. contain front setback encroachments. This is a 0.1-acre property in a dense lake neighborhood, and the lot will remain residential in character.
3. Strict application of the terms of the Development Ordinance would result in an unnecessary hardship in the use of the property. The additions do not go beyond existing building lines, and strict application would prevent a project that matches and does not exceed the scale of the neighborhood.

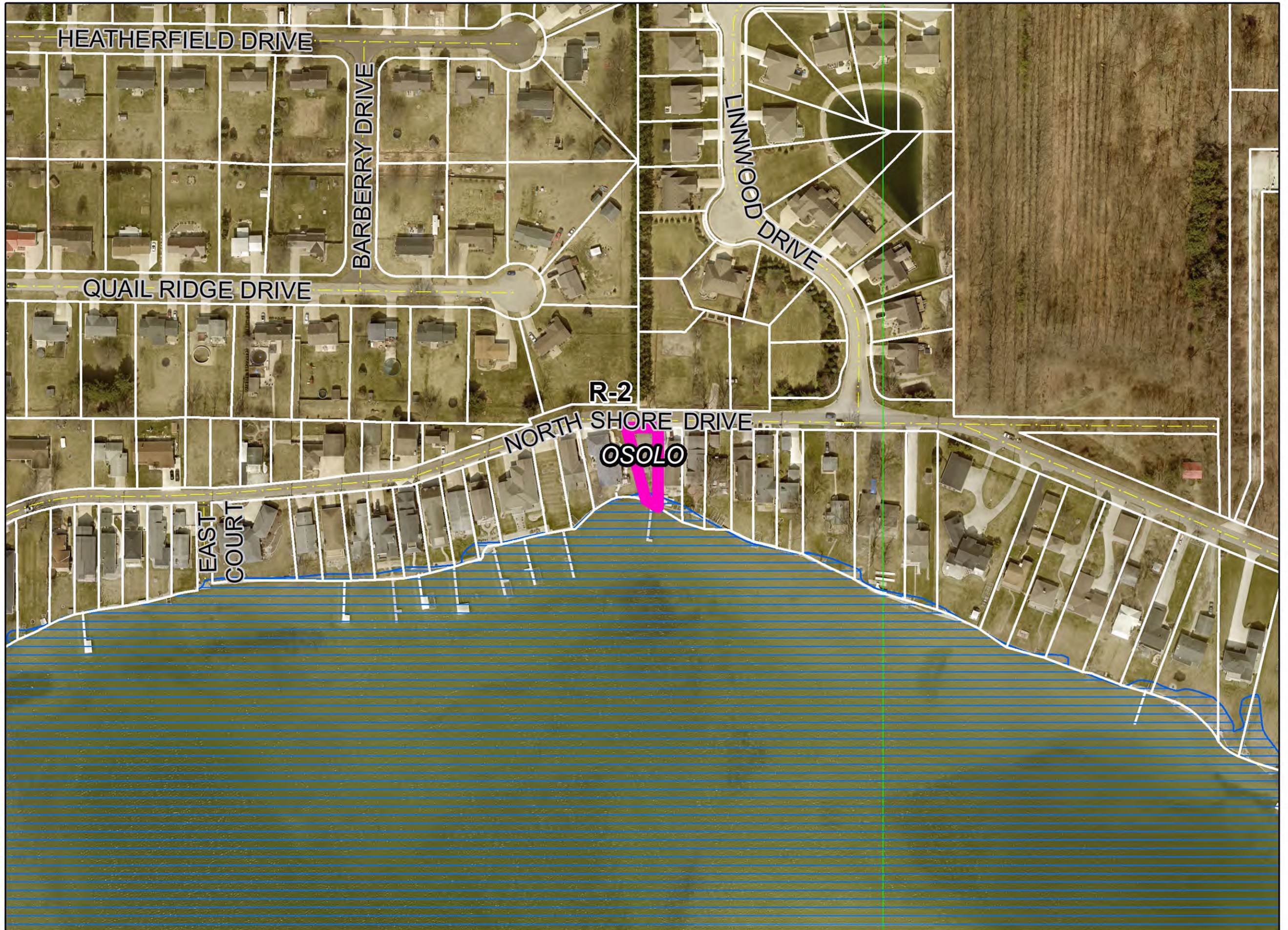
Hearing Officer Staff Report (Continued)

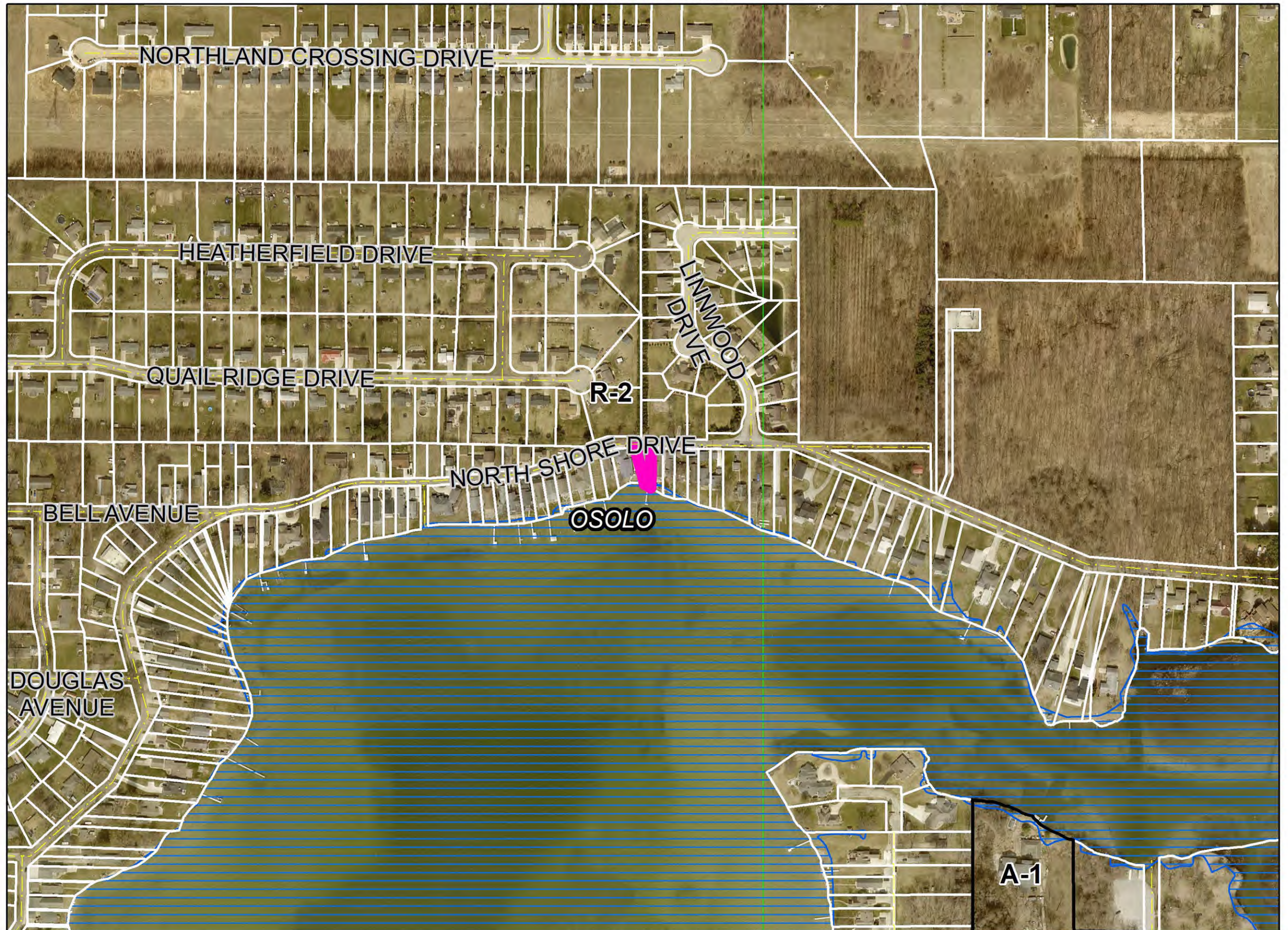
Hearing Date: April 16, 2025

Staff recommends **APPROVAL** with the following condition(s) imposed:

1. Variances from the developmental standards of the Development Ordinance are void unless an Improvement Location Permit is issued within 180 calendar days from the date of the grant and construction work completed within 1 year from the date of the issuance of the building permit (where required).
2. The request is approved in accordance with the site plan submitted (dated 3/17/2025) and as represented in the Developmental Variance application.









Subject property



East side of home



Facing west



Facing east



Facing north

PLAN COMMISSION & BOARD OF ZONING APPEALS

Developmental Variance - Developmental Variance

**Elkhart County Planning & Development
Public Services Building**

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Date: 03/17/2025 Meeting Date: April 16, 2025 Transaction #: DV-0169-2025
Board of Zoning Appeals Public Hearing

Description: for a 25 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the existing residence and construction of an attached garage 25 ft. from the centerline of the right-of-way & for a 3 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an existing residence and construction of an addition 2 ft. from the east side property line

| <u>Contacts:</u> | <u>Applicant</u> | <u>Authorized Agent</u> | <u>Land Owner</u> |
|------------------|---|---|---|
| | Luxe Homes In 13841 Lexington Circle N. Granger, IN 46530 | Luxe Homes In 13841 Lexington Circle N. Granger, IN 46530 | Bryon P. & Aimee S. Moore H&W 53132 Prestwick Ct Granger, IN 46530 |

| | |
|---|---|
| Site Address: 25856 N Shore Dr Elkhart, IN 46514 | Parcel Number: 20-02-09-352-032.000-026 |
|---|---|

Township: Osolo
Location: SOUTHSIDE OF NORTH SHORE DRIVE, 1430 FT. EAST OF BELL AVENUE, EAST OF SR 19

| | |
|---|-------------------------|
| Subdivision: THOMPSON SUB, THOMPSON'S SUNSET VIEW | Lot # 31, PART OF LOT 1 |
|---|-------------------------|

| | | |
|----------------|-----------------|---------------|
| Lot Area: 0.08 | Frontage: 52.00 | Depth: 123.00 |
|----------------|-----------------|---------------|

| | |
|-------------|----------------------|
| Zoning: R-2 | NPO List: 04/02/2025 |
|-------------|----------------------|

Present Use of Property: RESIDENTIAL

Legal Description:

Comments:

Applicant Signature:

Department Signature:

Application

Site address: 25856 NORTH SHORE DR

Parcel number(s): 02-09-352-032-026

Current property owner

Name: BYRON & AIMEE MOORE

Address: 53132 PRESWICK CT. GRANLER, IN 46530

Phone: RUAIMEE@YAHOO.COM

Email: 812-306-1899

Other party

☒ Agent

☐ Buyer

☐ Land contract purchaser

☐ Lessee

Name: JASON ROTH

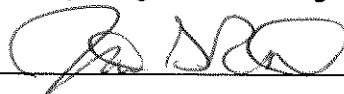
Address: 13841 LEXINGTON CIRCLE N. GRANLER, IN 46530

Phone: 574-215-8479

Email: JASON@LUXEHOMESIN.COM

By signing below, I understand that if my application is approved, there may be conditions that will have to be met before approval is final and building permits can be started. I also understand that the conditions may include a commitment that the property owner is responsible for completing and returning.

Signature of current property owner or authorized agent:



Staff Use Only

Description: for a 25 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an existing residence and construction of an attached garage 25 ft. from the centerline of the right-of-way, and for a 3 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an existing residence and construction of addition 2 ft. from the east side property line

Parcel creation date:

Subdivision required?

☐ Y

☐ N

If yes,

☐ AS

☐ Minor

☐ Major

Residential accessory breakdown, if applicable:

Location: N S E W corner side end of _____, _____ ft. N S E W of _____, in _____ Township

Frontage: _____ Depth: _____ Area: _____ acres

Subdivision and lot number, if applicable:

Present use:

Developmental Variance — Questionnaire

Name: Byron + Aimee Moore

1) Tell us what you want to do. TURN EXISTING ATTACHED GARAGE INTO 3RD STALL GARAGE, ADD 2ND STORY LIVING SPACE ABOVE GARAGE
TURN SIDE ALIVE INTO LAUNDRY ROOM, TURN SUNROOM INTO LIVING SPACE

2) Tell us why you can't change what you're doing so you don't need a variance. THE SPACE IS VERY LIMITED

3) Tell us why the variance won't hurt your neighbors or the community. WE ARE NOT EXTENDING FURTHER PAST EXISTING HOUSE FOOTPRINT

4) Does the property need well and septic? Well: ☒ Y ☐ N Septic: ☐ Y ☐ N
Does the property need a new septic system? ☐ Y ☐ N REMOVE SEPTIC TEE BRANCHER PUMP INTO CONSERVATORY
If a new septic system is needed, did the Health Department say there's enough space for it? ☐ Y ☐ N

5) Does the application include variances to allow for buildings or additions? ☒ Y ☐ N If yes, fill out below.

Building or addition 1 Size and height to the peak: ~ 26' 4/12 PITCH
Tell us what you'll use it for. 2ND FLOOR LIVING SPACE

Building or addition 2 Size and height to the peak: _____
Tell us what you'll use it for. _____

Building or addition 3 Size and height to the peak: _____
Tell us what you'll use it for. _____

6) Does the application include a variance for a residence on property with no road frontage? ☐ Y ☒ N
If yes, fill out below.

Is the easement existing? ☐ Y ☐ N If the easement is existing, is it recorded? ☐ Y ☐ N

Tell us who owns (will own) the land under the easement. _____

Tell us how many parcels will use the easement. _____

7) Does the application include variances for signs? ☐ Y ☒ N If yes, fill out below.

Sign 1 Dimensions (length and width): _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 2 Dimensions (length and width): _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 3 Dimensions (length and width): _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

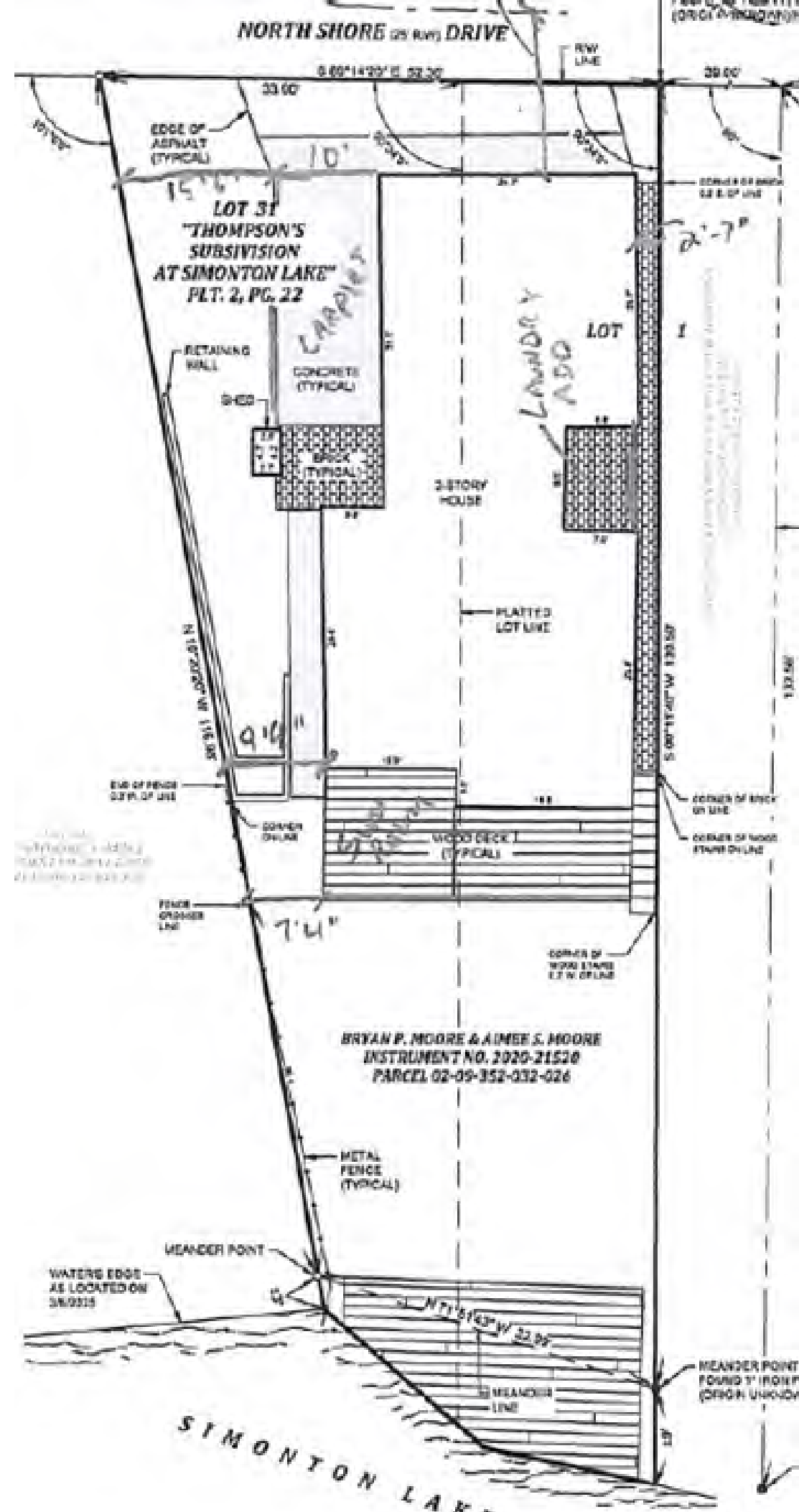
Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

8) Does the application include a variance for parking spaces? ☐ Y ☒ N

If yes, tell us how many total there will be. _____

9) Tell us anything else you want us to know. _____



Hearing Officer Staff Report

Prepared by the Department of Planning and Development

Hearing Date: April 16, 2025

Transaction Number: DV-0170-2025.

Parcel Number(s): 20-01-34-303-017.000-005 & 20-01-34-303-021.000-005.

Existing Zoning: A-1.

Petition: For a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.

Petitioner: Michael L. Strausborger & Patricia A. Strausborger, or their successor, as Trustees of the Michael L. Strausborger & Patricia A. Strausborger Revocable Living Trust.

Location: East side of Andy Dr., 375 ft. south of Charla Ln., east of Ash Rd., in Cleveland Township.

Site Description:

- Physical Improvement(s) – Residence, detached accessory structures.
- Proposed Improvement(s) – Detached accessory structure.
- Existing Land Use – Residential.
- Surrounding Land Use – Residential, agricultural.

History and General Notes:

- None.

Staff Analysis:

Staff finds that:

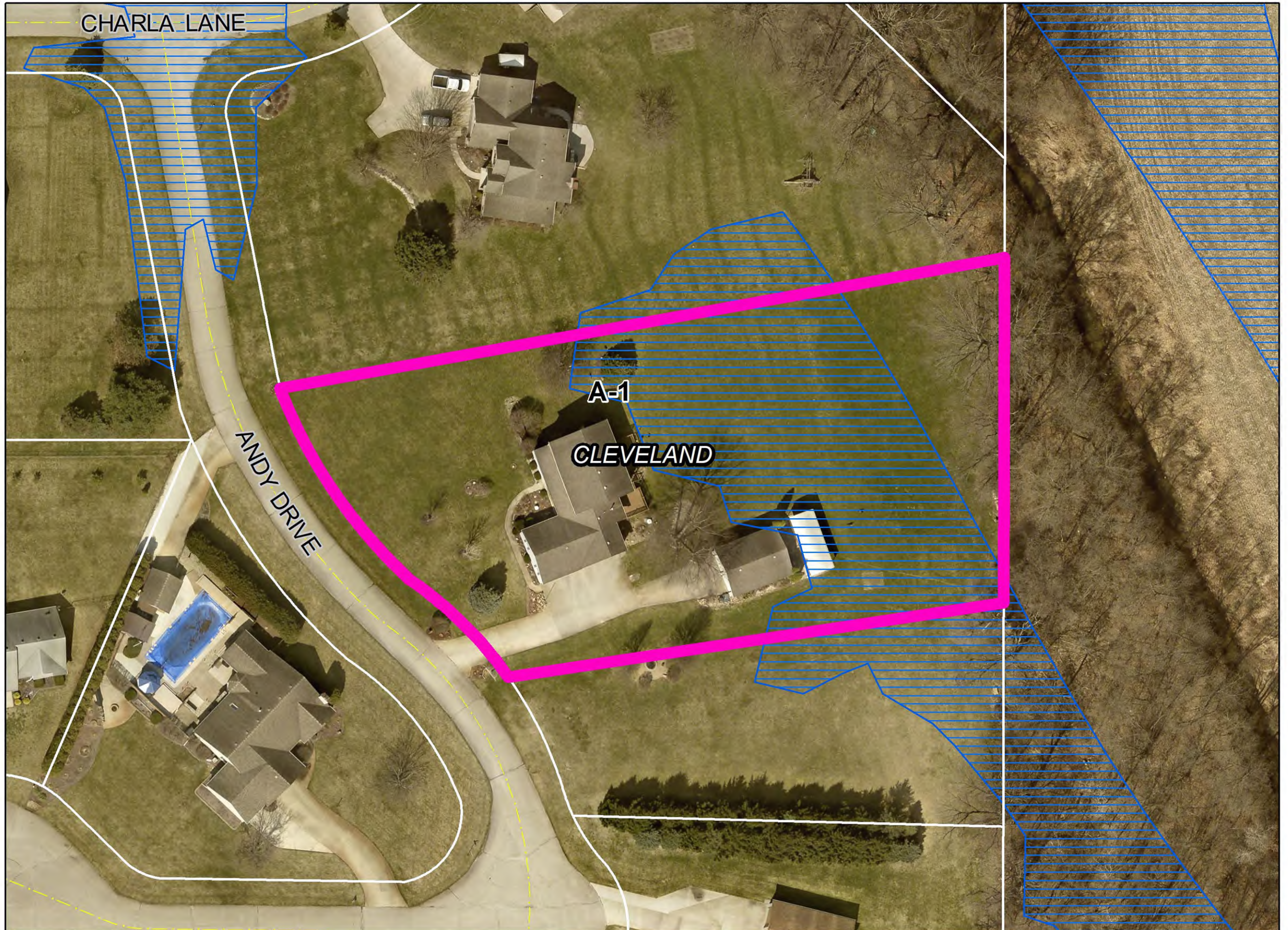
1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. This request is 1,762 sq. ft., or 74%, over what is allowed, and all other development standards will be met.
2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 1.66-acre parcel in a medium-density residential area and the property will remain residential in character. This size of structure is in character with what is found on large neighborhood lots.
3. Strict application of the terms of the Development Ordinance would result in an unnecessary hardship in the use of the property. Without the benefit of the variance, the proposed structure could not be constructed.

Hearing Officer Staff Report (Continued)

Hearing Date: April 16, 2025

Staff recommends **APPROVAL** with the following condition(s) imposed:

1. Variances from the developmental standards of the Development Ordinance are void unless a subdivision plat is recorded within 180 calendar days from the date of the grant.
2. The request is approved in accordance with the site plan submitted (dated 3/17/2025) and as represented in the Developmental Variance application.
3. A replat is required.

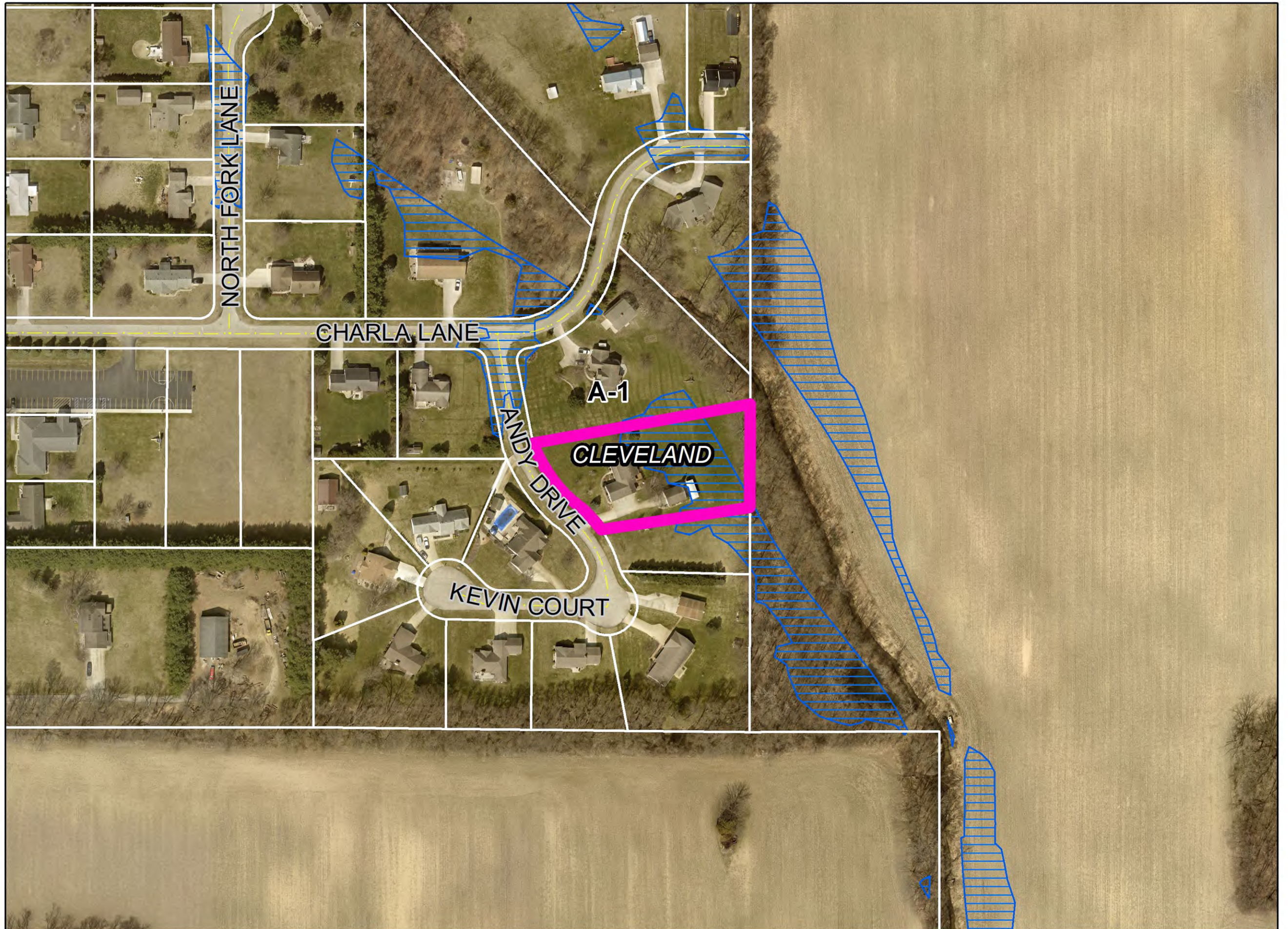


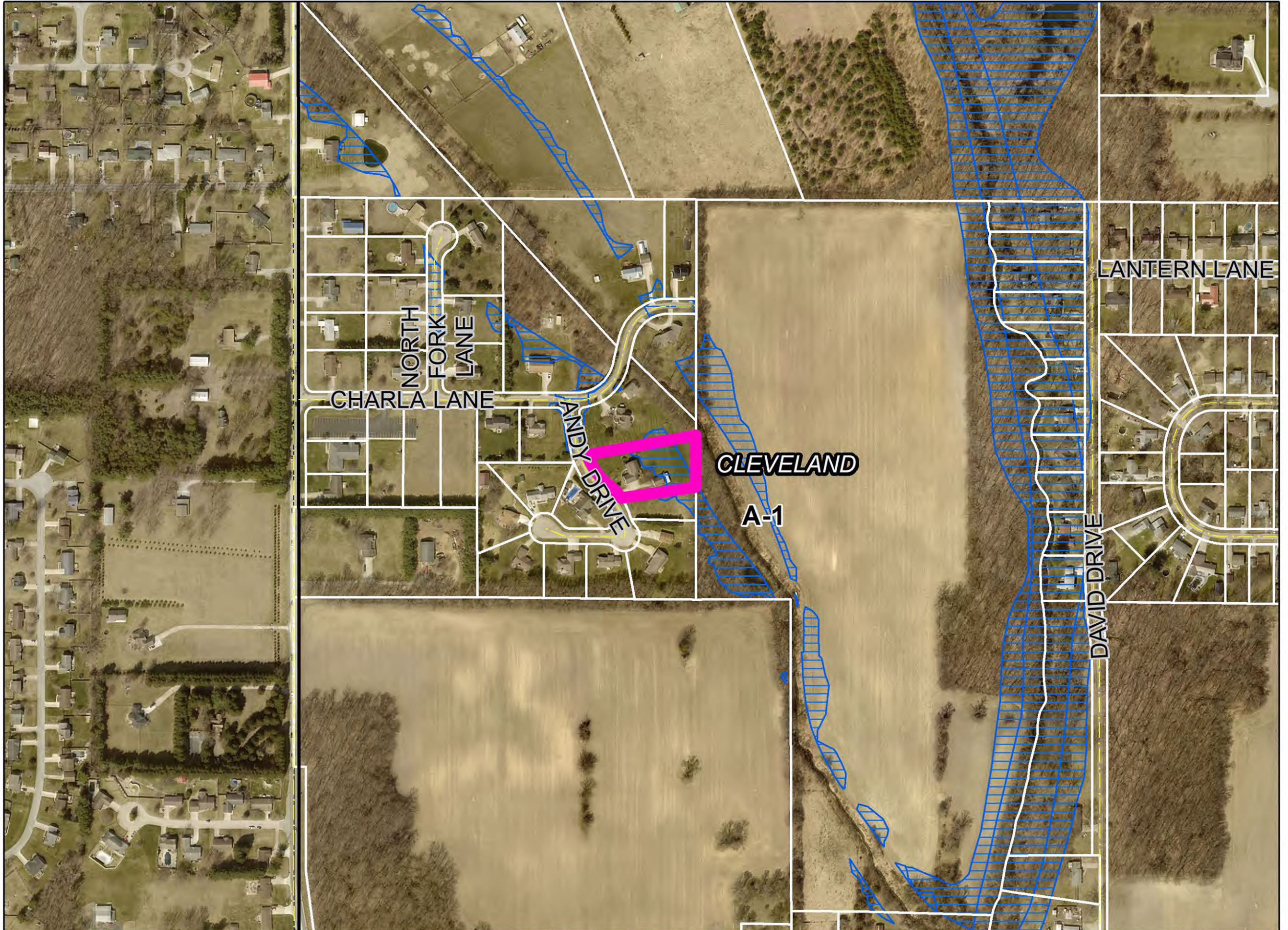
CHARLA LANE

ANDY DRIVE

A-1

CLEVELAND







Subject property



Subject property, proposed structure location



Facing west



Facing east



Facing south

PLAN COMMISSION & BOARD OF ZONING APPEALS

Developmental Variance - Developmental Variance

**Elkhart County Planning & Development
Public Services Building**

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Date: 03/17/2025 Meeting Date: April 16, 2025
Board of Zoning Appeals Public Hearing Transaction #: DV-0170-2025

Description: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.

| Contacts: <u>Applicant</u> | <u>Land Owner</u> |
|---|---|
| Michael L. Strausborger & Patricia A. Strausborger, A Rev Lv Trust 30801 Andy Dr. Osceola, IN 46561 | Michael L. Strausborger & Patricia A. Strausborger, A Rev Lv Trust 30801 Andy Dr. Osceola, IN 46561 |

Site Address: 30801 Andy Dr
Osceola, IN 46561

Parcel Number: 20-01-34-303-017.000-005

Township: Cleveland
Location: EAST SIDE OF ANDY DRIVE, 375 FT. SOUTH OF CHARLA LN, WEST OF ASH RD.

Subdivision: ASH ROAD ESTATES FOURTH Lot # 23 & 24

Lot Area: 1.66 Frontage: 117.00 Depth: 375.00

Zoning: A-1 NPO List: 04/02/2025

Present Use of Property: RESIDENTIAL AND VACANT LAND

Legal Description:

Comments: RESIDENTIAL DWELLING AREA: 2,660 SQFT X 110 % = 2,926 SQFT. MINUS CAR SHED 360 SQFT., UTILITY SHED 140 SQFT., GARAGE 720 SQFT, ATTACHED GARAGE 1118 SQFT CURRENT PERSONAL STORAGE= 588 SQFT MINUS 36 X 48 = 1,728 SQFT = -1,140 SQFT OF AVAILABLE PERSONAL STORAGE. AW
BR-1555-2020-ACCESSORY STRUCTURE-COMPLETE PERMIT. AW
*NOTE MAY NEED A REPLAT OF THIS LOT. PER DANNY.

Applicant Signature:

Department Signature:

Application

Site address: ANDY DRIVE, OSCEOLA, IN 46561
Parcel number(s): 20-01-34-303-021,000-005 + 20-01-34-303-017,000-005

Current property owner

Name: MICHAEL L. STRAUSBORGER AND PATRICIA A. STRAUSBORGER
Address: 30801 ANDY DRIVE OSCEOLA, IN 46561
Phone: (574) 536-6606 Email: STRIKEONE58@COMCAST.NET

Other party ☐ Agent ☐ Buyer ☐ Land contract purchaser ☐ Lessee

Name: _____
Address: _____
Phone: _____ Email: _____

By signing below, I understand that if my application is approved, there may be conditions that will have to be met before approval is final and building permits can be started. I also understand that the conditions may include a commitment that the property owner is responsible for completing and returning.

Signature of current property owner or authorized agent: Michael L. Strausborger
Patricia A. Strausborger

Staff Use Only

Description: For a Developmental Variance to allow for the total sq ft of accessory structures to exceed that allowed by right.

Parcel creation date: N/A

Subdivision required? ☐ Y ☒ N If yes, ☐ AS ☐ Minor ☐ Major

Residential accessory breakdown, if applicable: SEE ATTACHED SHEET.

Location: N S E W corner side end of ANDY DRIVE.
375 ft. N S E W of CHARLA LN, WEST OF ASH RD.
in CLEVELAND Township

Frontage: 117.04 Ft. Depth: 370 Ft. Area: 1.66 acres

Subdivision and lot number, if applicable: ASH ROAD ESTATES FOURTH LOT 23 + 24

Present use: RESIDENTIAL + VACANT LOT.

Developmental Variance — Questionnaire

Name: MICHAEL L. STRAUSBORGER

1) Tell us what you want to do. ~~BUILD A BUILDING FOR STORAGE~~
HAVE A BUILDING PUT UP TO USE FOR MORE STORAGE ON LOT 303-021

2) Tell us why you can't change what you're doing so you don't need a variance. NEED
MORE STORAGE SPACE THAN WHAT'S ALLOWED CURRENTLY

3) Tell us why the variance won't hurt your neighbors or the community. WON'T IMPACT ANY OF MY
NEIGHBORS ACCESS TO OR FROM THEIR DRIVEWAYS, WILL NOT HAVE ANY VIEW
OBSTRUCTION TO OR FROM THEIR HOMES,

4) Does the property need well and septic? Well: ☐ Y ☒ N Septic: ☐ Y ☒ N
Does the property need a new septic system? ☐ Y ☒ N
If a new septic system is needed, did the Health Department say there's enough space for it? ☐ Y ☐ N

5) Does the application include variances to allow for buildings or additions? ☒ Y ☐ N If yes, fill out below.

Building or addition 1 Size and height to the peak: 36' X 48' X 22'
Tell us what you'll use it for. STORAGE

Building or addition 2 Size and height to the peak: _____
Tell us what you'll use it for. _____

Building or addition 3 Size and height to the peak: _____
Tell us what you'll use it for. _____

6) Does the application include a variance for a residence on property with no road frontage? ☐ Y ☒ N
If yes, fill out below.

Is the easement existing? ☐ Y ☐ N If the easement is existing, is it recorded? ☐ Y ☐ N
Tell us who owns (will own) the land under the easement. _____
Tell us how many parcels will use the easement. _____

7) Does the application include variances for signs? ☐ Y ☒ N If yes, fill out below.

Sign 1 Dimensions (length and width): _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N
Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N
Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 2 Dimensions (length and width): _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N
Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N
Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 3 Dimensions (length and width): _____

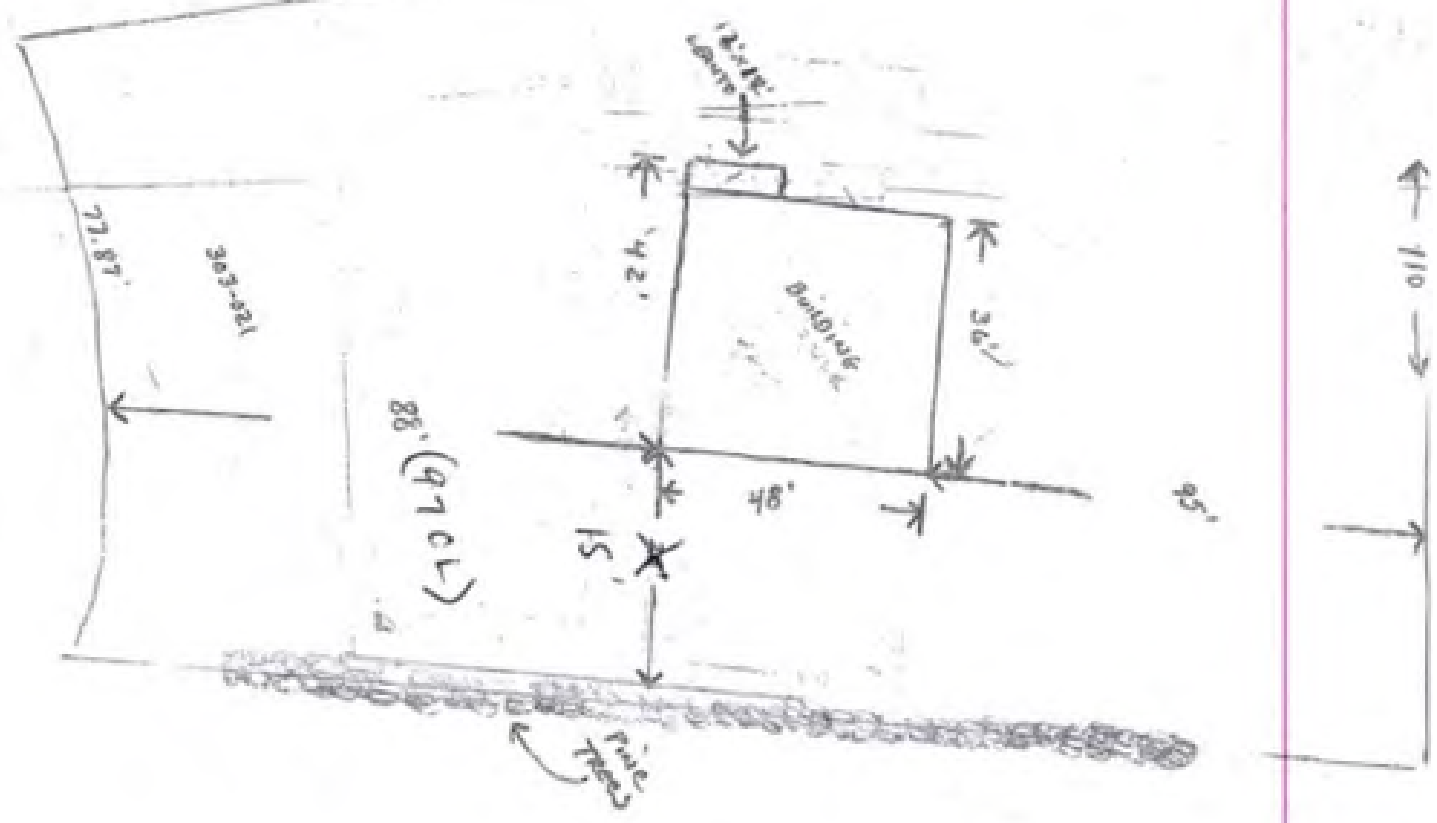
Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N
Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N
Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

8) Does the application include a variance for parking spaces? ☐ Y ☒ N
If yes, tell us how many total there will be. _____

9) Tell us anything else you want us to know. WHEN MY VARIANCE IS APPROVED FOR THE SIZE
I'M REQUESTING, & I DECIDE TO DOWNSIZE THE BUILDING IS THERE
ANYTHING I NEED TO DO OR GET APPROVAL FOR.



Andy Dr.



III →

Hearing Officer Staff Report

Prepared by the Department of Planning and Development

Hearing Date: April 16, 2025

Transaction Number: SUP-0132-2025.

Parcel Number(s): 20-06-22-428-006.000-009.

Existing Zoning: R-2.

Petition: For a Special Use for a mobile home and for a Developmental Variance to allow for the placement of a mobile home within 300 ft. of a residence.

Petitioner: David Rodriguez Campos & Alicia Martinez Cambron, Husband & Wife.

Location: South side of Florence Ave., 625 ft. east of CR 45, in Concord Township.

Site Description:

- Physical Improvement(s) – Vacant.
- Proposed Improvement(s) – Mobile home.
- Existing Land Use – Residential.
- Surrounding Land Use – Residential.

History and General Notes:

- **February 12, 2024** – A complaint was received for people living in a trailer (CODE-0071-2024). The complaint was dismissed on June 11, 2024.

Staff Analysis:

For a Special Use for a mobile home, staff finds that:

1. The Special Use will be consistent with the spirit, purpose, and intent of the Development Ordinance. A mobile home is allowed in the R-2 zoning district by Special Use.
2. The Special Use will not cause substantial and permanent injury to the appropriate use of neighboring property. This is a 0.41-acre parcel in an medium-density residential area and the property will remain residential in character.
3. The Special Use will substantially serve the public convenience and welfare by providing an affordable living option.

Hearing Officer Staff Report (Continued)

Hearing Date: April 16, 2025

Staff recommends **APPROVAL** with the following condition(s) imposed:

1. The request is approved subject to Staff renewal every three (3) years and with a one (1) year review to verify compliance with the following:
 - a. The mobile home shall be adequately stabilized and skirted and have tie-downs installed.
 - b. The water supply and sewage disposal system shall be installed in accordance with County Health Department specifications.
 - c. Adequate provisions for storage shall be provided at all times to eliminate exterior storage of personal property, tools, and vehicles, except licensed motor vehicles.
 - d. At all times, the premises shall be kept free of abandoned junk vehicles and parts thereof as described by Indiana State Law.
2. The request is approved in accordance with the site plan submitted (dated 3/4/2025) and as represented in the Special Use application.

For a Developmental Variance to allow for the placement of a mobile home within 300 ft. of a residence, staff finds that:

1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. There are other mobile homes in the neighborhood.
2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 0.41-acre parcel in a medium-density residential neighborhood and the property will remain residential in character.
3. Strict application of the terms of the Development Ordinance would result in an unnecessary hardship in the use of the property. Without the benefit of the variance, the mobile home could not be placed on this property.

Staff recommends **APPROVAL** with the following condition(s) imposed:

1. A variance from the developmental standards of the Development Ordinance is void unless an Improvement Location Permit is issued within 180 calendar days from the date of the grant and construction work completed within 1 year from the date of the issuance of the building permit (where required).
2. The request is approved in accordance with the site plan submitted (dated 3/4/2025) and as represented in the Developmental Variance application.



FLORENCE AVENUE

R-2

CONCORD

R-2

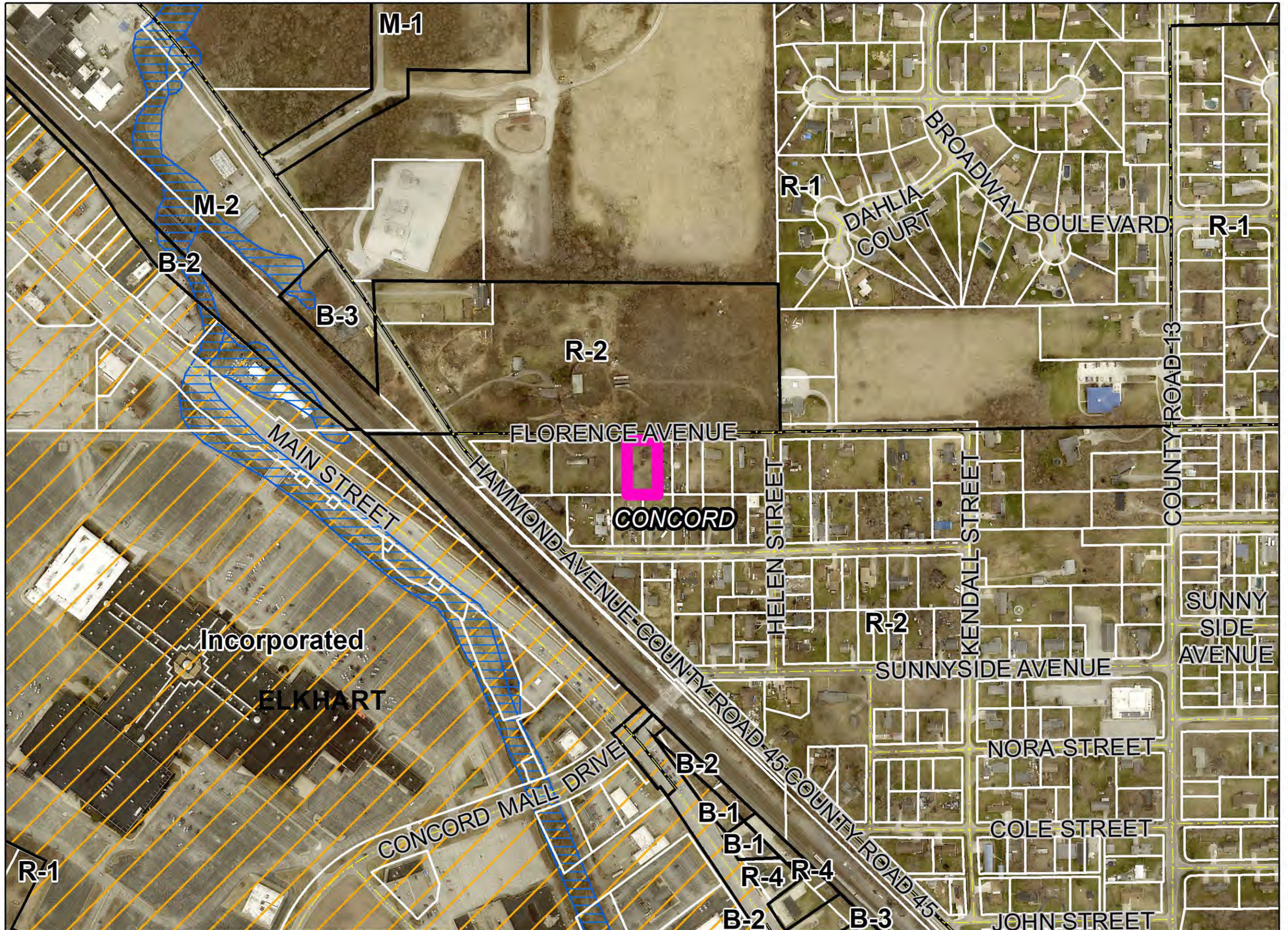
A-1

2021 Aerials

1 inch = 60 feet









Subject property



Facing east



Facing west



Facing north

PLAN COMMISSION & BOARD OF ZONING APPEALS

Special Use - Mobile Home

**Elkhart County Planning & Development
Public Services Building**

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Date: 03/04/2025 Meeting Date: April 16, 2025 Transaction #: SUP-0132-2025
Board of Zoning Appeals Public Hearing

Description: for a Special Use for an existing mobile home and for a Developmental Variance to allow for the placement of a mobile home within 300 ft. of a residence

| Contacts: <u>Applicant</u> | <u>Land Owner</u> |
|--|--|
| David Rodriguez & Alicia Martinez Cambron Campos, Husband And Wife 1201 County Road 15 Elkhart, IN 46516 | David Rodriguez & Alicia Martinez Cambron Campos, Husband And Wife 1201 County Road 15 Elkhart, IN 46516 |

Site Address: 24116 Florence Ave
Elkhart, IN 46516

Parcel Number: 20-06-22-428-006.000-009

Township: Concord
Location: SOUTH SIDE OF FLORENCE AVE, 625 FT. EAST OF CR 45

Subdivision: SUNNYSIDE SD Lot # 4 & 5

Lot Area: 0.41 Frontage: 100.00 Depth: 179.00

Zoning: R-2 NPO List: 04/02/2025

Present Use of Property: VACANT

Legal Description:

Comments: PREVIOUS RESIDENCE WAS DEMO'ED ON #BR-1509-2023 (COMPLETED)

Applicant Signature:

Department Signature:

Meeting held at
County
Administration Bldg.
117 N. 2nd St.
Goshen, IN 46526
Meeting rooms
104, 106 & 108

Application

Site address: 24116 FLORENCE AVE, ELKHART IN 46516

Parcel number(s): 20-06-22-428-006

Current property owner

Name: DAVID RODRIGUEZ CAMPOS / AUCIA MARTINEZ CAMBRON

Address: 1201 C.R. 15 LOT 8 ELKHART IN 46516

Phone: (574) 320-6744

Email: david.alanchis@hotmail.com

Other party

☐ Agent

☐ Buyer

☐ Land contract purchaser

☐ Lessee

Name: _____

Address: _____

Phone: _____

Email: _____

By signing below, I understand that if my application is approved, there may be conditions that will have to be met before approval is final and building permits can be started. I also understand that the conditions may include a commitment that the property owner is responsible for completing and returning.

Signature of current property owner or authorized agent: David

Staff Use Only

Description: _____

Parcel creation date: _____

Subdivision required?

☐ Y ☐ N

If yes,

☐ AS

☐ Minor

☐ Major

Residential accessory breakdown, if applicable: _____

Location: N S E W corner side end of _____

ft. N S E W of _____

in Concord Township

Frontage: 100

Depth: 179

Area: .414 acres

Subdivision and lot number, if applicable: Sunnyside SD Lot 4

Present use: Vacant

Special Use for a Mobile Home — Questionnaire

Name: DAVID RODRIGUEZ CAMPOS / ALICIA MARTINEZ CAMBROW

- 1) Is there an existing main residence already on the property? ☐ Y ☒ N

If yes, tell us who will live in the existing main residence. _____

- 2) Tell us who will live in the mobile home. Me, plus my wife and two kids

- 3) Is the mobile home needed because of a hardship like poor health, age, or an emergency? ☐ Y ☒ N

If yes, tell us about it. _____

- 4) Tell us why the mobile home won't hurt your neighbors or the community. The mobile home won't hurt the neighbors or community because we are respectful and good contributors to the community.

- 5) Does the mobile home need its own well and septic? Well: ☒ Y ☐ N Septic: ☒ Y ☐ N

Does the mobile home need a new septic system? ☒ Y ☐ N

If yes, did the Health Department say there's enough space for it? ☒ Y ☐ N

- 6) Tell us the size of the mobile home. The size of the mobile home is 1485 sq ft
55 ft x 27 ft

- 7) Tell us the year of the mobile home. The year of the mobile home is 1996

- 8) Tell us anything else you want us to know. _____

