

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

DECEMBER 17, 2008

8:30 A.M.

DEPARTMENT OF PUBLIC SERVICES
MEETING ROOMS A & B
4230 ELKHART ROAD, GOSHEN, INDIANA

Approval of Legal Ads published in the Elkhart Truth and the Goshen News ten days prior to the public hearings.

Elkhart County Zoning Ordinance to be entered as evidence for today's hearings.

VARIANCES

8:30 A.M.

- A. Petitioner: ***Sun Communities (landowner) and Santiago Rangel (owner/occupant)*** (Page 1)
Petition: for a 20 ft. Variance to allow for an existing carport 30 ft. from the centerline of the right-of-way of Palmetto Drive (Ordinance requires 50 ft.).
Location: East side of Palmetto Drive, 883 ft. North of Pine Cone Drive, being Lot 130 of Pine Hills Mobile Homes, common address of 53182 Palmetto Drive in York Township, zoned A-1. (20083478)
- B. Petitioner: ***David D. Bontrager*** (Page 2)
Petition: for a 3 to 1 depth to width ratio Variance to allow for the construction of a residence and a 50 ft. lot width Variance to allow for said residence (Ordinance requires 100 ft.).
Location: North side of CR 26, 1,582 ft. West of CR 33 in Middlebury Township, zoned A-1. (20083441)
- C. Petitioner: ***Edward Evers*** (Page 3)
Petition: for an 8 ft. Variance to allow for an existing accessory structure 2 ft. from the rear property line (Ordinance requires 10 ft.), for a 3 ft. Variance to allow for an addition to the existing accessory structure 2 ft. from the East side property line (Ordinance requires 5 ft.), and for a 1,226 sq. ft. lot coverage Variance (Ordinance allows 2,574 sq. ft. maximum).
Location: South side of Harrison Street, 356 ft. East of Elkhart Street (CR 3), common address of 111 E. Harrison Street in Olive Township, zoned R-1. (20083395)
- D. Petitioner: ***Jeffrey & Jean Strnad*** (Page 4)
Petition: for a Developmental Variance to allow the total square footage of accessory structures (3,520) to exceed the total square footage in the primary structure (1,456), a difference of 2,064 sq. ft.
Location: West side of CR 35, 970 ft. South of CR 14, common address of 56179 CR 35 in Middlebury Township, zoned A-1. (20083418)

E. Petitioner: **Lawrence Ramer** (Page 5)
Petition: for an 8 ft. Variance to allow for an addition to an existing accessory building 2 ft. from the rear property line (Ordinance requires 10 ft.), and a Developmental Variance to allow the total square footage of accessory structures (11,860) to exceed the total square footage of the primary structure (3,648), a difference of 8,212 sq. ft.
Location: North side of CR 38, 2,185 ft. West of CR 11, common address of 25445 CR 38 in Harrison Township, zoned A-1. (20083434)

9:00 A.M.

F. Petitioner: **Gerald Joldersma** (Page 6)
Petition: for a 3 to 1 depth to width ratio Variance to allow for an addition to an existing residence with an attached garage, and a 24 ft. lot width Variance (Ordinance requires 100 ft.).
Location: South side of CR 22, 1,800 ft. East of Zollinger Road, common address of 18242 CR 22 in Elkhart Township, zoned A-1. (20083375)

G. Petitioner: **Brenda Rigley** (Page 7)
Petition: for a Developmental Variance to allow the total square footage of accessory structures (2,106) to exceed the total square footage in the primary structure (1,598), a difference of 508 sq. ft. and for a 33 ft. Variance to allow for the construction of a breezeway and attached garage 42 ft. from the centerline of the right-of-way of CR 105 (Ordinance requires 75 ft.).
Location: Southwest corner of CR 24 and CR 105, common address of 27488 CR 24 in Concord Township, zoned R-1. (20083411)

H. Petitioner: **Clyde C. Jensen** (Page 8)
Petition: for a 10 ft. Variance to allow for the construction of a horse stable 65 ft. from centerline of the right-of-way (Ordinance requires 75 ft.).
Location: South side of CR 138, 1,700 ft. West of CR 21, common address of 20364 CR 138 in Elkhart Township, zoned A-1. (20083474)

SPECIAL USES

A. Petitioner: **Roy & Vicky Swoape** (Page 9)
Petition: for a Special Use for an existing mobile home.
Location: North side of CR 4, 900 ft. East of CR 29, common address of 15803 CR 4 in York Township, zoned A-1. (20083386)

B. Petitioner: **Ruben Moreno** (Page 10)
Petition: for a Special Use for an existing mobile home.
Location: North side of North Park Avenue, 255 ft. West of Lilac Street, being Lots 171 and 172 of North Park, common address of 25665 North Park Avenue in Osolo Township, zoned R-2. (20083356)