

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

FEBRUARY 21, 2008
8:30 A.M.

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

Roll Call

Approval of Minutes of the last regular meeting of the Elkhart County Board of Zoning Appeals held on the 17th day of January 2008.

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.

Staff Reports to be entered as evidence for today's hearings.

Postponement of Business Items – Any person having business to come before the Board may request postponement or withdrawal of such at this time.

SPECIAL USES

8:30 A.M. (HOMAN)

- A. Petitioner: ***Lois Sellers Revocable Trust (lessor) and
Cellco Partners d/b/a Verizon Wireless (lessee)*** (Page 7)
Petition: for a Special Use for a wireless communications facility (Specifications F -
#31.50).
Location: 500 ft. North off of North Shore Drive, 4,000 ft. East of SR 19 in Osolo
Township, zoned R-2. (20081008)
- B. Petitioner: ***Sarah Kagodu*** (Page 8)
Petition: for a Special Use for a home for the aged in an A-1 district (Specifications F
- #53).
Location: Northwest corner of CR 1 and CR 108, being Lot 1 of Parkview Estates,
common address of 54489 CR 1 in Cleveland Township, zoned A-1.
(20081119)
- C. Petitioner: ***Elvin Nolt*** (Page 9)
Petition: for a Special Use for an existing mobile home to be occupied by Erica Love.
Location: North side of CR 32, 700 ft. East of SR 19, common address of 27845 CR
32 in Harrison Township, zoned A-1. (20081075)

SPECIAL USE/VARIANCE

9:00 A.M. (LANTZ)

A. Petitioner: ***Donal V. Rumfelt (landowner) and Rustin Rumfelt (business operator)*** (Page 10)

Petition: for a Special Use for warehousing and storing for a landscaping business in an A-1 district (Specifications F - #44), and for a Developmental Variance to allow the total square footage of the accessory structures (6,000) to exceed the total square footage in the primary structure (1,809), a difference of 4,191 sq. ft.

Location: South side of CR 56, 1,700 ft. West of CR 29, common address of 16020 CR 56 in Jackson Township, zoned A-1. (20081107)

SPECIAL USE/APPEAL

A. Petitioner: ***Indiana & Michigan Power Co. (buyer) and Pete Liegl (seller)*** (Page 11)

Petition: for a Special Use for a wireless communications facility (Specifications F - #31.50), and for an Appeal to allow for the placement of said wireless communications facility on property not subdivided in accordance with the Subdivision Control Ordinance.

Location: East side of CR 39, 1,000 ft. North of CR 4 in York Township, zoned M-1. (20081114)

APPEAL

9:30 A.M. (HESSER)

A. Petitioner: ***Ross Weldy*** (Page 12)

Petition: for an Appeal to allow for the construction of a residence on property served by an access easement and an Appeal to allow for the construction of said residence on property not subdivided in accordance with the Subdivision Control Ordinance (Parcel A); for an Appeal to allow for the construction of a residence on property served by an access easement and an Appeal to allow for the construction of an accessory structure prior to the construction of a residence (Parcel B).

Location: East of Bethany Drive, 1,100 ft. North of CR 8 in Washington Township, zoned A-1. (20081113)

APPEAL FROM HEARING OFFICER'S DECISION

A. Petitioner: ***Jack E. & Colleen Doke*** (Page 13)

Petition: for a 7 ft. Variance to allow for the construction of an addition to an attached garage 3 ft. from the East side property line (Ordinance requires 10 ft.).

Location: North side of CR 16, 845 ft. East of Ash Road, being lots 51 and 52 of Highland Park, common address of 30809 CR 16 W in Baugo Township, zoned R-1. (20074085(A))

TABLED ITEM

A. Petitioner: ***Glen C. Ramer*** (Page 14)

Petition: for a Special Use for a home workshop/business for manufacturing lawn furniture (Specifications F - #45).

Location: West side of CR 21, 1/2 mile South of CR 146, common address of 69515 CR 21 in Jackson Township, zoned A-1. (20074111)

TRANSFERRED FROM HEARING OFFICER 10:00 A.M. (HOMAN)

- A. Petitioner: ***Carl Johnson*** (Page 15)
Petition: for a 2 ft. Variance to allow for a detached garage under construction 4 ft. (from the overhang) from the north property line (Ordinance requires 6. ft.).
Location: West side of Southwood Drive, 350 ft. South of Plainfield Drive, 1,200 ft. West of CR 5, being lot 40 of Zook's Block C, common address of 54141 Southwood Drive in Osolo Township, zoned R-2. (20074090)
- B. Petitioner: ***Roscoe & Jacoline Anglemyer*** (Page 16)
Petition: for a Special Use for a mobile home to be occupied by daughter of petitioners, Marcia Anglemyer and family.
Location: East side of CR 11 N, 1,280 ft. North of Eva Avenue, common address of 51652 CR 11 N in Osolo Township, zoned A-1. (20073781)

AUDIENCE ITEMS

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

- *Rescission of Special Use (19954761) for Grace Bible Church*

ADJOURNMENT