

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

JULY 17, 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 19th day of June 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.

(WOLGAMOOD)

- A. Petitioner: ***Samuel Schmucker*** (Page 8)
Petition: for a Special Use for a home workshop/business for small engine repair and sales (Specifications F - #45).
Location: East side of CR 35, 1,650 ft. North of SR 4, common address of 61262 CR 35 in Clinton Township, zoned A-1. (20082251)
- B. Petitioner: ***Matt & Vickie Gilbert*** (Page 9)
Petition: for a Special Use for a kennel with outdoor pens and/or runs in an A-1 district (Specifications F - #15.10).
Location: South side of CR 10, 750 ft. East of CR 31, common address of 16170 CR 10 in Washington Township. (20082155)
- C. Petitioner: ***Sunrise Orchards, Inc.*** (Page 10)
Petition: for an amendment to an existing Special Use for a retail farm market to sell farm raised produce, to allow gift items to be sold, and to erect a greenhouse to expand retail plant sales.
Location: South side of CR 38, 830 ft. West of Orchard Drive, 2,600 ft. East of CR 21, common address of 19498 CR 38 in Elkhart Township, zoned A-1. (20082272)

9:00 A.M. (HOMAN)

D. Petitioner: **Michael King** (Page 11)
Petition: for a Special Use for a home workshop/business for the repair of motorcycles (Specifications F - #45).
Location: North side of CR 12, 320 ft. West of CR 1, common address of 30059 CR 12 in Cleveland Township, zoned R-1. (20082270)

E. Petitioner: **Mark Slabaugh, AMMF Trustee Corporation** (Page 12)
Petition: for a Special Use for a home workshop/business for a custom butchering operation (Specifications F - #45).
Location: East side of CR 101, 1,100 ft. South of US 6, common address of 72700 CR 101 in Locke Township, zoned A-1. (20082291)

9:30 A.M. (HESSER)

F. Petitioner: **Marlin & Dorothy Schrock** (Page 13)
Petition: for a Special Use for an agricultural use for the keeping of three horses on a tract of land containing less than three acres (Specifications F - #1.00).
Location: East side of CR 35, 650 ft. North of CR 38, being Lot 2 of Hummingbird Minor Subdivision, common address of 64898 CR 35 in Clinton Township, zoned A-1. (20082283)

G. Petitioner: **Andrew Lambright** (Page 14)
Petition: for a Special Use for a roadside stand for the sale by the owner of fruits, vegetables, and plant nursery products raised on premises and for a u-pick-it area for the above mentioned crops in an A-1 district (Specifications F - #54).
Location: South side of CR 22, at intersection with CR 35, common address of 14304 CR 22 in Middlebury Township. (20082286)

H. Petitioner: **Kenneth W. Murr** (Page 15)
Petition: for a Special Use for a home workshop/business for light automotive repair (Specifications F - #45).
Location: South side of Oakhills Drive and North side of SR 120, 1,300 ft. West of SR 13, being re-plat of Lot 22 and Lot 23 of Oak Hills Third, in Oak Hills Fourth, common address of 11530 Oakhills Drive in York Township, zoned A-1. (20082276)

SPECIAL USE/VARIANCES **10:00 A.M. (LANTZ)**

A. Petitioner: **David P. Gratton** (Page 16)
Petition: for a Special Use for a mobile home to be occupied by the petitioner while constructing the primary dwelling, and a 3 to 1 depth to width ratio Variance to allow for the construction of a residence.
Location: North side of CR 14, 1,957 ft. East of SR 15, common address of 17771 CR 14 in Jefferson Township, zoned A-1. (20082194)

- B. Petitioner: **Wilbur Miller** (Page 17)
Petition: for a Special Use for warehousing and storing of a milk truck and trailer in an A-1 district (Specifications F - #44) and a Developmental Variance to allow the total square footage of accessory structures (4,400), to exceed the total square footage in the primary structure (2,775), a difference of 1,625 sq. ft.
Location: Northwest corner of CR 20 and CR 43, common address of 11035 CR 20 in Middlebury Township. (20082289)

10:30 A.M. (WOLGAMOOD)

- C. Petitioner: **Dan H. Bowman** (Page 18)
Petition: for a Special Use renewal for an existing home workshop/business for a custom leather work business (Specifications F - #45) and for a Developmental Variance to allow the total square footage of accessory structures (6,088) to exceed the total square footage in the primary structure (5,368), a difference of 720 sq. ft.
Location: West side of CR 43, 1,290 ft. North of CR 10, common address of 54271 CR 43 in York Township, zoned A-1. (20082106)

APPEALS

- A. Petitioner: **Aaron Sawatsky-Kingsley** (Page 19)
Petition: for an Appeal to allow for the construction of a second residence on a single zoning lot.
Location: East side of CR 21, 2,420 ft. North of Skyview Drive, common address of 61074 CR 21 in Elkhart Township, zoned A-1. (20082260)

- B. Petitioner: **Robert K. & Carol M. Duncan** (Page 20)
Petition: for an Appeal to allow for the construction of an accessory structure prior to the construction of a residence.
Location: East side of CR 25, 2,100 ft. South of CR 46 in Jackson Township, zoned A-1. (20082107)

11:00 A.M. (HESSER)

- C. Petitioner: **Elmer Lehman** (Page 21)
Petition: for an Appeal to allow for an existing residence on property not subdivided in accordance with the Subdivision Control Ordinance.
Location: West side of CR 43, 860 ft. South of SR 120, common address of 53185 CR 43 in York Township, zoned A-1. (20082288)

- D. Petitioner: **Larry & Freda Hochstetler** (Page 22)
Petition: for an Appeal to allow for the construction of a second residence on a single zoning lot.
Location: South side of CR 52, 1,134 ft. East of CR 19, common address of 20760 CR 52 in Jackson Township, zoned A-1. (20082269)

TABLED ITEM

- A. Petitioner: *Barbara & Richard Kindel* (Page 23)
Petition: for a 3 to 1 depth to width ratio Variance and a 50 ft. lot width Variance to allow for an existing residence.
Location: South side of US 20, 446 ft. West of CR 29, common address of 16866 US 20 in Jefferson Township, zoned A-1. (20082005)

ITEMS TRANSFERRED FROM HEARING OFFICER

AUDIENCE ITEMS

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

ADJOURNMENT