

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

OCTOBER 16, 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 18th day of September 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.

VARIANCES

8:30 A.M.

(HOMAN)

- A. Petitioner: **Larry & Freda Hochstetler** (Page 7)
Petition: for a 3 to 1 depth to width ratio Variance to allow for the construction of a residence.
Location: South side of CR 52, 925 ft. East of CR 19 in Jackson Township, zoned A-1. (20082980)
- B. Petitioner: **Brock Weaver** (Page 8)
Petition: for a 7 ft. Variance to allow for the construction of an accessory structure 3 ft. from the West side property line (Ordinance requires 10 ft.).
Location: North side of Jackson Blvd., 500 ft. West of Sparr Avenue, common address of 3950 E. Jackson Blvd. in Concord Township, zoned R-1. (20082974)
- C. Petitioner: **Douglas E. & Myra K. Cors** (Page 9)
Petition: for a 12 ft. Variance to allow for the construction of an attached garage 46 ft. from the front property line (Plat requires 58 ft.).
Location: West side of Blue Ribbon Lane, 657 ft. North of Aqua Drive, being Lot 4 and part of Lot 3 of Dawn Edge 2nd, common address of 51249 Blue Ribbon Lane in Osolo Township, zoned R-2. (20082943)

9:00 A.M. (HESSER)

- D. Petitioner: ***Star Fleet*** (Page 10)
Petition: for a 10 ft. Variance to allow for construction of an addition to an existing office building 110 ft. from centerline of the right-of-way of SR 13 (Ordinance requires 120 ft.).
Location: Southwest corner of CR 4 and SR 13, common address of 11160 CR 4 in York Township, zoned M-1. (20082957)

USE VARIANCES

- A. Petitioner: ***James & Christine Goldsborough*** (Page 11)
Petition: for an amendment to an existing Use Variance to allow for the installation of a scale.
Location: Southwest side of CR 10, 2,700 ft. Southeast of CR 1, common address of 29332 CR 10 in Cleveland Township, zoned A-1. (20082993)

9:30 A.M. (LANTZ)

- B. Petitioner: ***Chad Yutzky*** (Page 12)
Petition: for a Use Variance for a residential structure in a M-1 zone.
Location: East side of CR 15, 1,364 ft. North of CR 52, common address of 71234 CR 15 in Union Township. (20082965)

- C. Petitioner: ***Thomas C. Davies*** (Page 13)
Petition: for a Use Variance for a towing business in an R-2 zone.
Location: North side of North Park, 80 ft. West of Lilac Street, common address of 25631 North Park in Osolo Township, zoned R-2. (20083002)

SPECIAL USES

- A. Petitioner: ***Thomas C. Davies*** (Page 14)
Petition: for a Special Use to allow for a mobile home.
Location: North side of North Park, 80 ft. West of Lilac Street, being Lots 167 and 168 of North Park, common address of 25631 North Park in Osolo Township, zoned R-2. (20082988)

10:00 A.M. (MILLER)

- B. Petitioner: ***Linda Wilson*** (Page 15)
Petition: for a Special Use for a home workshop/business for a portrait studio (Specifications F - #45).
Location: West side of CR 9, 1,390 ft. North of CR 26, common address of 59725 CR 9 in Concord Township, zoned A-1. (20082983)

- C. Petitioner: ***Kelli K. & Randall L. Miller*** (Page 16)
Petition: for a Special Use for a bed and breakfast homestay (Specifications F - #12.75).
Location: South side of US 20, at South end of CR 27 North, 2,500 ft. West of CR 29, common address of 17420 US 20 in Jefferson Township, zoned A-1. (20082981)

10:30 A.M. (HOMAN)

- D. Petitioner: ***Scott & Crystal Cota*** (Page 17)
Petition: for a Special Use renewal for a kennel with an outdoor pen in an A-1 district (Specifications F - #15.10).
Location: Southeast corner of CR 24 and CR 1, being Lot 1 of Mann Minor, common address of 29970 CR 24 in Baugo Township. (20082852)

APPEALS

- A. Petitioner: ***Gary & Rachelle Treharne*** (Page 18)
Petition: for an Appeal for the construction of an accessory building on a parcel without a residence.
Location: South side of Bluff Drive, 900 ft. East of CR 21, 2,650 ft. North of CR 38 in Elkhart Township, zoned A-1. (20082995)

- B. Petitioner: ***James Bishop*** (Page 19)
Petition: for an Appeal to allow for the construction of a residential structure on property served by an access easement, and an Appeal to allow for the expansion of a residential use (construction of accessory building in a manufacturing district).
Location: East side of Best Avenue, 600 ft. South of Mishawaka Road (CR 20), common address of 57772 Best Avenue in Baugo Township, zoned M-1. (20082949)

11:00 A.M. (HESSER)

- C. Petitioner: ***Bruce & Cheryl Snyder*** (Page 20)
Petition: for an Appeal to allow for the construction of a residential addition on property served by an access easement.
Location: 1,986 ft. North off of CR 38, 1,900 ft. East of CR 19, common address of 20419 CR 38 in Elkhart Township, zoned A-1. (20083016)

APPEAL/VARIANCE

- A. Petitioner: ***Jeff Hoogenboom*** (Page 21)
Petition: for an Appeal to allow for the construction of an accessory structure on a parcel without a primary structure, a 20 ft. Variance to allow for said accessory structure 30 ft. from centerline of Indiana Lake Road (Ordinance requires 50 ft.), a 32 ft. Variance to allow for said accessory structure 18 ft. from centerline of Church Road (Ordinance requires 50 ft.), and a 2 ft. Variance to allow for construction of said accessory structure 18 ft. from the North side property line (Ordinance requires 5 ft.).
Location: Northeast corner of Indiana Lake Road and Church Road, being Lot 16 of Fern Ridge 3rd in Washington Township, zoned R-2. (20082985)

ITEMS TRANSFERRED FROM HEARING OFFICER

AUDIENCE ITEMS

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

- *Review of Special Use for a beauty shop in an R-1 district for Stephanie J. Routh (Special Use #20073238)*
- *Signature of commitment form 2008-001 for Theodore R. and Barbara J. Foeckler (Special Use #20082443)*

ADJOURNMENT