

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

SEPTEMBER 18, 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 21st day of August 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.

VARIANCE

8:30 A.M. (HOMAN)

A. Petitioner: ***Jerry L. & Sara Schrock (land contract purchasers) and Alvin Schrock, Jr. (owner)*** **(Page 11)**
Petition: for a 3 to 1 depth to width ratio Variance to allow for the construction of a residence on Parcel 'A', and for a 3 to 1 depth to width ratio Variance to allow for the construction of a residence on Parcel 'B'.
Location: South side of CR 34, 1,176 ft. East of CR 41 in Clinton Township, zoned A-1. (20082776)

SPECIAL USES

A. Petitioner: ***Russell & Kay Culver*** **(Page 12)**
Petition: for an amendment to an existing Special Use for a kennel, including the boarding of dogs and cats in an A-1 district (Specifications F - #15) to include the use of a portion of an existing storage building for kennel and boarding purposes and to include three part time employees.
Location: North side of CR 10, 2,100 ft. West of SR 13, common address of 11925 CR 10 in York Township. (20082704)

B. Petitioner: **Jack Warner** (Page 13)
Petition: for an amendment to an existing Special Use for a landfill for an 8 x 8 ft. sign at the entrance .
Location: East of CR 45, 1,100 ft. South of Florence Avenue, common address of 24399 CR 45 in Concord Township, zoned R-1. (20082706)

9:00 A.M. (MILLER)

C. Petitioner: **Jeff Ax** (Page 14)
Petition: for a renewal of a Special Use for warehousing and storing of a semi-trailer and tractor in an A-1 district (Specifications F - #44).
Location: West side of East County Line Road, 1,320 ft. North of CR 38, common address of 64711 East County Line Road in Clinton Township. (20082727)

D. Petitioner: **Sherry Wilkerson (buyer) and Jerry & Marie Corliss (sellers)** (Page 15)
Petition: for a Special Use for an existing bed and breakfast homestay in an A-1 district (Specifications F - #12.75).
Location: West side of SR 13, 1,180 ft. South of CR 4, common address of 52215 SR 13 in York Township. (20082763)

SPECIAL USE/VARIANCE **9:30 A.M. (WOLGAMOOD)**

A. Petitioner: **Concord Community Schools** (Page 16)
Petition: for an amendment to an existing Special Use for a school (for 5th and 6th grades) (Specifications F - #38) to allow for additions to the school and to include additional property and for a 42 ft. Variance to allow for said addition 78 ft. from centerline of the right-of-way of CR 20 (Ordinance requires 120 ft.).
Location: Southwest corner of CR 20 and US 33, common address of 24050 CR 20 in Concord Township, zoned A-1/R-2. (20082755)

APPEAL

A. Petitioner: **James C. & Katharine E. Schrock** (Page 17)
Petition: for an Appeal to allow for the construction of a second residence on a single zoning lot.
Location: East side of CR 21, ½ mile South of SR 119, common address of 63828 CR 21 in Elkhart Township, zoned A-1. (20082770)

APPEAL/VARIANCE

A. Petitioner: **Gerald Lutrell** (Page 18)
Petition: for an Appeal to allow for construction of a second residence on a single zoning lot and for a 3 to 1 depth to width ratio Variance to allow for the residences.
Location: South side of CR 106, 72 ft. East of Ada Drive, common address of 23742 CR 106 in Osolo Township, zoned A-1. (20082771)

