

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

SEPTEMBER 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: ***Ann Marie Doyle*** (Page 1)
Petition: for a 27 ft. Variance to allow for the construction of an attached garage 23 ft. from centerline of the right-of-way of North Shore Drive (Ordinance requires 50 ft.).
Location: East side of North Shore Drive, 300 ft. South of Bell Avenue, being Lot 14A of Bell's North Shore Unrecorded, common address of 50938 North Shore Drive in Osolo Township, zoned R-2. (20082759)
- B. Petitioner: ***Larry & Donna Solyom*** (Page 2)
Petition: for a 3 ft. Variance to allow for the construction of an addition to an existing residence 32 ft. from the North side property line (Plat requires 35 ft.).
Location: Southeast corner of Meadow Ridge Drive and Meadowland Drive, being Lot 130 of Meadow Ridge Estates 9th, common address of 64318 Meadow Ridge Drive in Elkhart Township, zoned A-1. (20082765)
- C. Petitioner: ***Heidi Zavatsky*** (Page 3)
Petition: for a 17 ft. Variance to allow for the placement of a sign 38 ft. from centerline of the right-of-way of US 33 (Ordinance requires 55 ft.).
Location: Northeast corner of Old US 33 and Walters Street, 165 ft. South of Fulton Street, being Lots 126, 127, 128, and 129 of Lake Shore Park, common address of 28591 Old US 33 in Baugo Township, zoned B-3. (20082766)
- D. Petitioner: ***W & J (Progressive Engineering)*** (Page 4)
Petition: for a 15 ft. Variance to allow for an addition to an existing commercial building 10 ft. from the South side property line (Ordinance requires 25 ft.), and for a 19 ft. Variance to allow for said addition 6 ft. from rear property line (Ordinance requires 25 ft.).
Location: East side of SR 15, 830 ft. South of CR 20, common address of 58640 SR 15 in Jefferson Township, zoned B-1. (20082775)

E. Petitioner: **Marlin & Dorothy Schrock** (Page 5)
Petition: for a 21 ft. Variance to allow for the construction of an addition to an accessory building 4 ft. from the East rear property line (Plat requires 25 ft.).
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. (20082679)

F. Petitioner: **Chet Lloyd** (Page 6)
Petition: for a Developmental Variance to allow the total square footage of accessory structures (1,776) to exceed the total square footage in the primary structure (1,404), a difference of 372 sq. ft.
Location: East side of SR 19, 891 ft. South of the Michigan State Line, common address of 50696 SR 19 in Osolo Township, zoned R-2. (20082587)

9:00 A.M.

G. Petitioner: **Bruce & Terry Emmett (buyers) and Alvin & Marlene Borkholder (sellers)** (Page 7)
Petition: for a 3 to 1 depth to width ratio Variance to allow for the construction of a residence.
Location: East side of CR 15, 340 ft. North of CR 44 in Union Township, zoned A-1. (20082767)

SPECIAL USES

A. Petitioner: **Jerrold & Nancy Miller (land contract buyers) and Treva Barron (land contract holder)** (Page 8)
Petition: for a Special Use renewal for an existing mobile home being occupied by Mary Ann Desjardin, friend of petitioner.
Location: East side of CR 11, 175 ft. North of Christina Lane, 1,150 ft. North of CR 4, being Lot 2A of Barron Manor, common address of 51740-1 CR 11 in Osolo Township, zoned A-1. (20082562)

B. Petitioner: **Mervin Bontrager (land contract purchaser) and Noah Bontrager (land contract holder)** (Page 9)
Petition: for a Special Use for a mobile home to be occupied by the land contract purchaser's father, Noah Bontrager.
Location: East side of CR 39 and West side of CR 41, 1,800 ft. North of CR 32, common address of 61162 CR 39 in Clinton Township, zoned A-1. (20082768)

C. Petitioner: **Russell Blair** (Page 10)
Petition: for a Special Use for an existing mobile home to be occupied by petitioner, Russell Blair.
Location: South side of CR 104, 800 ft. East of CR 15, common address of 22338 CR 104 in Osolo Township, zoned GPUD-E-3. (20082581)

UNSAFE HEARING

A. Catherine A. Kelley, Calvin P. Kelley and Junella S. Kelley: **UNSAFE BUILDING VIOLATION** on property located at 24720 Idlewild Avenue, Elkhart.