

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

DECEMBER 16, 2009
8:30 A.M.

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

Call to Order

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 Report materials to be entered as evidence for today's hearings.

VARIANCES

8:30 A.M.

- A. Petitioner: ***Philip A. Roth*** (Page 1)
Petition: for a 2 ft. Variance to allow for the construction of an addition 3 ft. from the east side property line (Ordinance requires 5 ft.)
Location: North side of Lake Drive, 280 ft. East of Lakeland Road, common address of 25885 Lake Drive in Osolo Township, zoned R-2. (25885Lake Drive-091123-1)
- B. Petitioner: ***Bradd & Hall/Bradley Neidhamer*** (Page 2)
Petition: for a 3 ft. Variance to allow for an addition onto an existing commercial building 22 ft. from the rear property line (Ordinance requires 25 ft.).
Location: Northeast side of Charlotte Avenue, 250 ft. South of Laura Court, being Lot 8 and part of Lot 7 of Green Haven Industrial Park Phase 2, common address of 28320 Charlotte Avenue in Baugo Township, zoned M-1. (28320CharlotteAve-091119-1)
- C. Petitioner: ***Wesley A. Jones*** (Page 3)
Petition: for a Developmental Variance to allow the total square footage of accessory structures to exceed the total square footage in the primary structure.
Location: West side of Lakefield Drive, 1,054 ft. Southwest of CR 1, being Lot 10 of Lakewood Section One, common address of 53585 Lakefield Drive in Cleveland Township, zoned A-1. (53585LakefieldDr-091119-1)

D. Petitioner: **Kelly L. Catalino** (Page 4)
Petition: for a 9 ft. Variance to allow for the construction of a porch 66 ft. from centerline of the right-of-way of CR 19 (Ordinance requires 75 ft.)
Location: East side of CR 19, 1,255 ft. South of US 20, common address of 57228 CR 19 in Jefferson Township, zoned A-1. (57228CR 19-091123-1)

E. Petitioner: **Heinz & Jill Grubert** (Page 5)
Petition: for a 14 ft. Variance to allow for the construction of an attached garage 36 ft. from centerline of the right-of-way of Mary Street (Ordinance requires 50 ft.)
Location: Southwest corner of CR 13 and Mary Street, common address of 58899 CR 13 in Concord Township, zoned R-2. (58899CR 13-091112-1)

9:00 A.M.

F. Petitioner: **Bruno & Marisa Cataldo** (Page 6)
Petition: for a 10 ft. Variance to allow for the construction of an addition onto an existing commercial building 40 ft. from centerline of the right-of-way of Jones Street (Ordinance requires 50 ft.)
Location: Southeast corner of CR 16 and Jones Street, being Lots 1, 2, and part of Lot 18 of Huffman's West View Subdivision, common address of 28046 CR 16 in Baugo Township, zoned B-1. (28046CR 16-091109-1)

G. Petitioner: **Steven L. White** (Page 7)
Petition: for a Developmental Variance to allow the total square footage of accessory structures to exceed the square footage in the primary residence.
Location: South side of W. Mishawaka Road (CR 20), 1,900 ft. East of CR 7, common address of 803 W. Mishawaka Road in Concord Township, zoned R-1. (803W Mishawaka Road-091117-1)

SPECIAL USES

A. Petitioner: **Betsy Pettit** (Page 8)
Petition: for a Special Use for an existing mobile home.
Location: East side of Best Avenue, 200 ft. South of Baker Street, being part of Lot 124 of Revised Locust Grove Subdivision, common address of 57544 Best Avenue in Baugo Township, zoned R-2. (57544BestAve-091030-1)

B. Petitioner: **Freddy & Roberta Sibley** (Page 9)
Petition: for a Special Use renewal for an existing mobile home.
Location: South side of Homewood Avenue, 200 ft. West of Berkley Avenue, being Lots 152 & 153 of North Park Subdivision, common address of 25536 Homewood Avenue in Osolo Township, zoned R-2. (25536HomewoodAve-091027-1)

C. Petitioner: **Raymond Adams** (Page 10)
Petition: for a Special Use for a mobile home.
Location: East side of Best Avenue, 390 ft. South of Baker Street, being part of Lot 124 of Revised Locust Grove Subdivision, common address of 57572 Best Avenue in Baugo Township, zoned R-2. (57572Best Avenue-091026-1)