

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS

FEBRUARY 19, 2009  
9:00 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 15<sup>th</sup> day of January 2009.

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 USE/APPEAL/VARIANCE      9:00 A.M.      (LANTZ)

- A.      Petitioner:      ***Curt Haberstich***      (Page 4)  
          Petition:      for a Special Use for warehousing and storing in an A-1 district (Specifications F - #44), for an Appeal to allow for the construction of a mini-storage building on property not subdivided in accordance with the Subdivision Control Ordinance and for a 35 ft. Variance to allow for the construction of said building 85 ft. from centerline of the right-of-way (Ordinance requires 120 ft.).  
          Location:      East side of SR 13, 500 ft. South of CR 42 in Benton Township.      (20091098)

### SPECIAL USES

- A.      Petitioner:      ***Chris Kenyon (buyer) and Stuart Gingerich Golden Properties (seller)***      (Page 5)  
          Petition:      for a Special Use for an agricultural use for the keeping of 4-H animals on a tract of land containing three acres or less (Specifications F - #1).  
          Location:      East side of CR 31, 388 ft. South of CR 20 in Middlebury Township, zoned A-1.      (20091075)

B. Petitioner: ***Jerry L. Lambright*** (Page 6)  
Petition: for a Special Use for a roadside stand for the sale by the owner/producer of produce and plant nursery products (mums) raised on the premises in an A-1 district (Specifications F - #54).  
Location: South side of CR 22, 2,395 ft. East of CR 33, common address of 15066 CR 22 in Middlebury Township. (20091082)

**9:30 A.M. (WOLGAMOOD)**

C. Petitioner: ***David & Corinna Chupp*** (Page 7)  
Petition: for a Special Use for a kennel with outdoor pens and/or runs in an A-1 district.  
Location: South side of CR 146, 1,470 ft. East of West County Line Road, common address of 30868 CR 146 in Locke Township. (20091088)

**TABLED ITEM**

A. Petitioner: ***Lawrence Ramer*** (Page 8)  
**\*\*\*PUBLIC HEARING OPEN\*\*\***  
Petition: for an 8 ft. Variance to allow for an addition to an existing accessory building 2 ft. from the rear property line (Ordinance requires 10 ft.), and a Developmental Variance to allow the total square footage of accessory structures (11,860) to exceed the total square footage of the primary structure (3,648), a difference of 8,212 sq. ft.  
Location: North side of CR 38, 2,185 ft. West of CR 11, common address of 25445 CR 38 in Harrison Township, zoned A-1. (20083434)

**ITEMS TRANSFERRED FROM HEARING OFFICER**

**AUDIENCE ITEMS**

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

**ADJOURNMENT**