

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS

JANUARY 15, 2009

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 18<sup>th</sup> day of December 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.

### SPECIAL USES

8:30 A.M.     (HESSER)

- A.     Petitioner:     ***Ron Richardson***     **(Page 5)**  
       Petition:         for a Special Use for a subordinate dwelling in an R-1 zone (Specifications F - #55).  
       Location:         East end of Ravine Road & Apple Lane, 550 ft. North of Orchard Drive, being lots 7, 8, & 9 of Orchard Place, common address of 64702 Ravine Road in Elkhart Township.     (20083696)
- B.     Petitioner:     ***Grace Bible Church***     **(Page 6)**  
       Petition:         for an amendment to an existing Special Use for a church (Specifications F - #48) to allow for an addition of a multi-purpose room.  
       Location:         Northeast side of CR 5, 50 ft. North of Sunnyfield Drive, common address of 54230 CR 5 in Osolo Township, zoned R-1.     (20083714)

- C. Petitioner: ***Middlebury Community Schools (Northridge High School)*** (Page 7)  
Petition: for an amendment to an existing Special Use for a school for two signs (Specifications F - #38).  
Location: Northeast corner of US 20 and CR 35 in Middlebury Township, zoned A-1. (20083722)

**9:00 A.M. (MILLER)**

- D. Petitioner: ***St. Mary's Antiochian Orthodox Christian Church (buyer) and Verlin R. Chupp (seller)*** (Page 8)  
Petition: for a Special Use for a church (Specifications F - #48).  
Location: West side of CR 33, 545 ft. South of CR 38 and South side of CR 38, 805 ft. West of CR 33 in Clinton Township, zoned A-1. (20083724)

**TABLED ITEMS**

- A. Petitioner: ***Gilberto Buenrostro (buyer) and Traco LLC/Tim Martin (seller)*** (Page 9)  
Petition: for a Special Use for an athletic (soccer) field (Specifications F - #4).  
Location: South side of CR 38, 2,132 ft. West of CR 19 in Elkhart Township, zoned A-1. (20073242)

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

- B. Petitioner: ***Steve & Kristy Peel*** (Page 10)  
Petition: for a Special Use for warehousing and storing of construction equipment and concrete forms (Specifications F - #44) and for a Developmental Variance to allow the total square footage of accessory structures (8,448 sq. ft.) to exceed the total square footage in the primary structure (2,820 sq. ft.), a difference of 5,628 sq. ft.  
Location: West side of East County Line Road, 1,885 ft. North of CR 40, common address of 65653 East County Line Road in Clinton Township, zoned A-1. (20083468)

**ITEMS TRANSFERRED FROM HEARING OFFICER**

- A. Petitioner: ***Lawrence Ramer*** (Page 11)  
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)

**AUDIENCE ITEMS**

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

**ADJOURNMENT**