

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

JULY 15, 2009  
9:00 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.

Staff Reports to be entered as evidence for today's hearings.

### VARIANCES

9:00 A.M.

- A. Petitioner: **John H. Krallman** (Page 1)  
Petition: for a 22 ft. Variance to allow for the construction of a detached accessory building 28 ft. from centerline of the right-of-way of Tennessee Avenue (Ordinance requires 50 ft.) and for a 2 ft. Variance to allow for said building 8 ft. from the North rear property line (Ordinance requires 10 ft.)  
Location: Northwest corner of Cole Street & Tennessee Avenue, 575 ft. East of CR 13, being Lots 88 & 89 of Kingston Heights Subdivision, common address of 23649 Cole Street in Concord Township, zoned R-2. (20091887)
- B. Petitioner: **Dennis & Donna Myers** (Page 2)  
Petition: for a 3 to 1 depth to width ratio Variance on Parcel 'A' for the construction of a residence, and for a 3 to 1 depth to width ratio Variance on Parcel 'B' for an existing residence.  
Location: North side of CR 22, 2,175 ft. East of CR 33, common address of 15141 CR 22 in Middlebury Township, zoned A-1. (20091880)

- C. Petitioner: **William D. Weaver** (Page 3)  
 Petition: for an 8 ft. Variance to allow for the existing residence 42 ft. from centerline of the right-of-way of Washington Street (Ordinance requires 50 ft.), a 4 ft. Variance to allow for the said residence 1 ft. from the west side property line (Ordinance requires 5 ft.) on Parcel ‘B’; and a 3 to 1 depth to width ratio Variance to allow for an existing business, a 292 sq. ft. lot coverage Variance (Ordinance allows 626 sq. ft. or 50% lot coverage), an 18 ft. Variance to allow for said business 32 ft. from centerline of the right-of-way of Washington Street (Ordinance requires 50 ft.), a 5 ft. Variance to allow for an existing business 0 ft. from the west side property line (Ordinance requires 5 ft.), and a parking Variance to permit zero parking spaces on site (Ordinance requires 2 spaces) on Parcel ‘A’.  
 Location: Northwest corner of Washington Street and Jefferson Street, being Lot 52 of Original Plat Millersburg, common address of 105 W. Washington Street in Clinton Township, zoned B-1. (20091926)

**SPECIAL USES**

- A. Petitioner: **Carol Westerman** (Page 4)  
 Petition: for a Special Use for an existing mobile home.  
 Location: Southwest corner of CR 133 and CR 52, common address of 71525 CR 133 in Benton Township, zoned A-1. (20091788)
- B. Petitioner: **Martin Bonilla (land contractor purchaser) and W. Joel Nichols (land contract holder)** (Page 5)  
 Petition: for a Special Use for an existing mobile home.  
 Location: Northwest corner of Kendall Street and John Street, being Lot 51 of Sunny Side 2nd Subdivision, common address of 58801 Kendall Street in Concord Township, zoned R-2. (20091920)
- 9:30 A.M.**
- C. Petitioner: **Raymond L. Miller (land contractor purchaser) and Tri County Land (land contract holder)** (Page 6)  
 Petition: for a Special Use for an existing mobile home.  
 Location: North side of CR 8, 1,530 ft. East of CR 131, common address of 14891 CR 8 in York Township, zoned A-1. (20091919)
- D. Petitioner: **Marlin L. Hoover** (Page 7)  
**\*\*(10 minutes petitioners – 10 minutes remonstrance)\*\***  
 Petition: for a Special Use for an existing mobile home.  
 Location: Southwest corner of CR 126 & CR 11, common address of 25044 CR 126 in Concord Township, zoned A-1. (20091924)