

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

MAY 21, 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 16th day of April 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

9:00 A.M.

(HESSER)

A. Petitioner: **Richard L. Yaw** (Page 4)
Petition: for a Special Use for warehousing and storing for a construction business in an A-1 district (Specifications F - #44).
Location: West side of CR 13, 500 ft. South of CR 32, common address of 63095 CR 13 in Harrison Township. (20091536)

TABLED ITEM

A. Petitioner: **Richard & Violet Yaw** (Page 5)
****PUBLIC HEARING OPEN****
Petition: for a Special Use for a wireless communications facility (radio tower) (Specifications F - #31.50).
Location: West side of CR 13, 415 ft. South of CR 32, common address of 63095 CR 13 in Harrison Township, zoned A-1. (20091344)

SPECIAL USES

- A. Petitioner: *Nappanee Missionary Church* (Page 6)
Petition: for an amendment to an existing Special Use for a church to allow for a pavilion (Specifications F - #48).
Location: A distance of 502 ft. off the North end of Rolling View Lane, North of CR 50, West of SR 19 in Locke Township, zoned A-1.
(20091529)
9:30 A.M. **(HOMAN)**
- B. Petitioner: *Ora Lehman* (Page 7)
Petition: for a Special Use to board agricultural animals and operate an arena for instructions of 4-H members.
Location: South side of CR 18, 1,622 ft. West of CR 31, common address of 16482 CR 18 in Jefferson Township, zoned A-1. (20091537)
- C. Petitioner: *Alan G. Esko* (Page 8)
Petition: for a Special Use for warehousing and storing/construction storage yard for a landscaping and lawn service business, including leaf composting in an A-1 district (Specifications F - #44).
Location: North side of CR 2, 1,200 ft. West of CR 5, common address of 29813 CR 2 in Cleveland Township. (20091492)
- 10:00 A.M.** **(WOLGAMOOD)**
- D. Petitioner: *Don Hoover* (Page 9)
Petition: for a Special Use to allow for a wind turbine including a 52 ft. pole (Specifications F - #31.50).
Location: East side of SR 15, 966 ft. South of CR 42, common address of 67666 SR 15 in Jackson Township, zoned R-1. (20091538)

SPECIAL USE/VARIANCE

- A. Petitioner: *Nelson & Esther Lehman* (Page 10)
Petition: for a Special Use for a home workshop/business for a variety store, coffee shop, and bakery (Specifications F - #45) and for a Developmental Variance to allow the total square footage of accessory structures (3,984) to exceed the total square footage in the primary structure (2,520), a difference of 1,464 sq. ft.
Location: West side of CR 31, 380 ft. South of CR 36 in Elkhart Township, zoned A-1. (20091534)

APPEALS

- A. Petitioner: *Marvin & Nancy Teitsma* (Page 11)
Petition: for an Appeal for an existing second residence on a single zoning lot.
Location: South side of CR 8, 2,550 ft. West of CR 131, common address of 16046 CR 8 in Washington Township, zoned A-1. (20091520)

10:30 A.M. (MILLER)

- B. Petitioner: ***Teresa Leighton*** (Page 12)
Petition: for an Appeal to allow for the construction of an accessory structure without a primary residence.
Location: Southwest corner of North Shore Drive and Thompson Avenue, being Lots 19C & 20C of Bell's North Shore Unrecorded in Osolo Township, zoned R-2. (20091518)

APPEAL/VARIANCE

- A. Petitioner: ***Jay Hochstetler*** (Page 13)
Petition: for an Appeal to allow for the construction of an accessory structure prior to the construction of a residence, a 3 to 1 depth to width ratio Variance, and a 60 ft. lot width Variance (Ordinance requires 100 ft.) to allow for said structure and future residence.
Location: South end of Wingham Court, 467 ft. East of Stonecreek Court in Jefferson Township, zoned A-1. (20091526)

TABLED ITEM

- A. Petitioner: ***Larry E. Yoder*** (Page 14)
****PUBLIC HEARING CLOSED****
Petition: for a Special Use for a home workshop/business for a bulk food store (Specifications F - #45).
Location: East side of CR 43, 1,900 ft. North of CR 46, common address of 68100 CR 43 in Benton Township, zoned A-1. (20091337)

ITEMS TRANSFERRED FROM HEARING OFFICER

AUDIENCE ITEMS

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

ADJOURNMENT