

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

JULY 16, 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 18th day of June 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.

VARIANCES

8:30 A.M. (MILLER)

- A. Petitioner: ***National Oil & Gas, Inc.*** **(Page 8)**
 Petition: for a 72 ft. Variance to allow for the placement of fueling pumps under canopy 48 ft. from the centerline of the right-of-way of SR 120 (Ordinance requires 120 ft.), and for a Variance to allow the establishment of parking at the front property line.
 Location: Northwest corner of SR 120 and CR 17, common address of 22013 SR 120 in Osolo Township, zoned B-2. (20091923)
- B. Petitioner: ***Habitat for Humanity (buyer) and First Metropolitan Title (seller)*** **(Page 9)**
 Petition: for a 3 ft. lot width Variance for the construction of a residence on Parcel 'A', and for a 3 ft. lot width Variance for the construction of a residence on Parcel 'B'.
 Location: South side of Lantz Boulevard, 215 ft. East of North/South portion of Lantz Boulevard, being Lot D 14 and East portion of Lot D 15 in Sun Ray Gardens Phase One Subdivision in Baugo Township, zoned R-2. (20091929)

SPECIAL USES

A. Petitioner: ***Jonathan Martin*** (Page 10)
Petition: for a Special Use renewal for a home workshop/business for a body repair shop (Specifications F - #45).
Location: North side of SR 119, 2,200 ft. East of CR 7, common address of 26619 SR 119 in Union Township, zoned A-1. (20091797)

9:00 A.M. HESSER

B. Petitioner: ***Steve Comer*** (Page 11)
Petition: for a Special Use for an agricultural use for the keeping of seven chickens, one male turkey, and six pair of exotic pheasants in an A-1 zone on less than 3 acres (Specifications F - #1).
Location: East side of Crestview Drive, 135 ft. South of Fairfax Avenue, being Lots 12 & 13 of Crestview Subdivision, common address of 59106 Crestview Drive in Concord Township. (20091912)

C. Petitioner: ***Rick & Carol Stevens*** (Page 12)
Petition: for a Special Use for a home workshop/business for a sewing business (Specifications F - #45).
Location: East side of CR 35, 1,650 ft. South of SR 120, common address of 53316 CR 35 in Washington Township, zoned A-1. (20091899)

9:30 A.M. WOLGAMOOD

D. Petitioner: ***Mark & Paula Steiner*** (Page 13)
Petition: for a Special Use to allow for a wind turbine including a 55 ft. pole (Specifications F - #31.50).
Location: West side of CR 3, 1,160 ft. North of CR 38, common address of 64739 CR 3 in Olive Township, zoned A-1. (20091931)

APPEALS

A. Petitioner: ***Jennifer & Gary Ray (buyers) and Kathleen & Dennis Berg (sellers)*** (Page 14)
Petition: for an Appeal to allow for the construction of a residence on property not subdivided in accordance with the Subdivision Control Ordinance (Parent to Child exemption removed from Subdivision Control Ordinance).
Location: South side of CR 28, 550 ft. West of CR 15 in Harrison Township, zoned A-1. (20091910)

B. Petitioner: ***Michael Lewis*** (Page 15)
**** (15 minutes petitioners – 15 minutes remonstrance) ****
Petition: for an Appeal to allow for an addition onto an existing accessory structure on property without a primary residence.
Location: Northwest corner of Perkins Street and Ne-Ce-Dah Drive, being Lots 71 & 72 of Shore Acres Subdivision in Concord Township, zoned R-1. (20091925)

TABLED ITEM

10:00 A.M. (HOMAN)

- A. Petitioner: *Jason R. Watts* (Page 16)
Petition: for a Use Variance for a private off road track to ride ATV's and motorcycles in an R-1/R-2 district.
Location: South side of CR 16, 1,250 ft. West of CR 3, common address of 29230 CR 16 in Baugo Township. (20091747)

ITEM TRANSFERRED FROM HEARING OFFICER

- A. Petitioner: *Michael Williams* (Page 17)
Petition: for a Special Use for an existing mobile home.
Location: Southwest corner of Gano Street and Baker Street, 950 ft. North of CR 20, being lots 74 & 75 of Revised Locust Grove, common address of 57507 Gano Street in Baugo Township, zoned R-2. (20091606)

AUDIENCE ITEMS

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

ADJOURNMENT