

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

APRIL 15, 2010
8:30 A.M.

DEPARTMENT OF PUBLIC SERVICES
MEETING ROOMS A & B
4230 ELKHART ROAD, GOSHEN, INDIANA

Call to Order

Roll Call

Approval of Minutes of the last regular meeting of the Elkhart County Board of Zoning Appeals held on the 18th day of March 2010.

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 Report materials 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. (LANTZ)

- A. Petitioner: *Daniel Castro* (Page 6)
 Petition: for a 12 ft. Variance to allow for the construction of a residence 38 ft. from the south side centerline of the right-of-way of Knoll Drive (Ordinance requires 50 ft.)

 Location: Northwest corner of Rosewood Drive & Knoll Drive, being Lot 93 of Crestview Subdivision, common address of 59111 Rosewood Drive in Concord Township, zoned A-1. (59111RosewoodDr-100322-1)
- B. Petitioner: *Jefferson Brethren Church of Goshen, Indiana, Inc.* (Page 7)
 Petition: for a 157 ft. Developmental Variance to allow for the placement of an electronic message board sign within 143 ft. of a residence (Sign Ordinance requires 300 ft. separation).

 Location: West side of SR 15, 2,700 ft. South of CR 20, common address of 58915 SR 15 in Jefferson Township, zoned B-3. (58915State Road15-100319-1)

USE VARIANCE

- A. Petitioner: ***Dale R. & Esther E. Borkholder*** (Page 8)
Petition: for a Use Variance to allow for the construction of a second residence on a single zoning parcel.
Location: Northeast corner of CR 50 & CR 117, common address of 21407 CR 50 in Jackson Township, zoned A-1. (21407CR 50-100318-1)

USE VARIANCE/VARIANCE **9:00 A.M.** **(HOMAN)**

- A. Petitioner: ***John A. Bontrager*** (Page 9)
Petition: for a Use Variance to allow for the construction of an accessory structure prior to the construction of a residence and for a 3 to 1 depth to width ratio Developmental Variance to allow for the construction of an accessory structure.
Location: North side of CR 14, 3,145 ft. East of SR 13 in Middlebury Township, zoned A-1. (0CR 14-100312-1)

SPECIAL USE/VARIANCE

- A. Petitioner: ***AMMF Trustee Corporation Trustee*** (Page 10)
Petition: for a renewal of an existing Special Use for a home workshop/business to fabricate enclosed shipping crates and residential trim molding (Specifications F - #45) and for a Developmental Variance to allow for the total square footage of accessory structures to exceed the total square footage in the primary structure.
Location: East side of CR 100, 388 ft. North of CR 52, common address of 71428 CR 100 in Locke Township, zoned A-1. (71428CR 100-100322-1)

SPECIAL USES **9:30 A.M.** **(HESSER)**

- A. Petitioner: ***Larry E. & Doretta S. Miller*** (Page 11)
Petition: for a renewal of an existing Special Use for a home workshop/business for a woodworking business (Specifications F - #45).
Location: West side of CR 31, 1,775 ft. South of CR 14, common address of 56331 CR 31 in Jefferson Township, zoned A-1. (56331County Road31-100322-1)
- B. Petitioner: ***Lloyd & Martha Yoder*** (Page 12)
Petition: for a Special Use for a schoolhouse (Specifications F - #38).
Location: South side of SR 4, 1,160 ft. West of CR 37 in Clinton Township, zoned A-1. (0SR 4-100319-1)
- C. Petitioner: ***Jacqueline R. Wetter*** (Page 13)
Petition: for a Special Use for an indoor kennel for cats (Specifications F - #15.00).
Location: Northeast corner of Sunbury Drive and CR 18, 437 ft. West of CR 3, common address of 57974 Sunbury Drive in Baugo Township, zoned A-1. (57974SunburyDr-100312-1)

10:00 A.M. (MILLER)

- D. Petitioner: ***Gerald & Shari Snider (lessor) and CST Tower Holdings, LLC (lessee)*** (Page 14)
Petition: for a Special Use for a wireless communications facility (Specifications F - #31.50).
Location: 250 ft. East off of CR 13, 600 ft. South of CR 38 in Harrison Township, zoned A-1. (CR 13-100322-1)
- E. Petitioner: ***Matthew & Jodee Moseng*** (Page 15)
Petition: for a Special Use for warehousing and storing of excavating equipment in an A-1 district (Specifications F - #44).
Location: East side of Old Farm Road, 400 ft. South of CR 6, common address of 53076 Old Farm Road in Cleveland Township. (53076OldFarmRd-100322-1)

SPECIAL USE/VARIANCE

10:30 A.M. (WOLGAMOOD)

- A. Petitioner: ***Leonardo & Citlali Gallegos*** (Page 16)
Petition: for a Special Use for a home workshop/business for car repair (Specifications F - #45) and for a Developmental Variance to allow for the total square footage of existing accessory structures to exceed the total square footage in the primary structure.
Location: South side of SR 4, 450 ft. West of CR 29, common address of 16902 SR 4 in Elkhart Township, zoned A-1. (16902SR 4-100322-1)
- B. Petitioner: ***Patricia Gottschalk & William Wroblewski (buyers) and Nancy A. Stetz (seller)*** (Page 17)
Petition: for a Special Use for a home workshop/business for mechanical and electrical repair of automobiles, boats, recreational vehicles and trucks (Specifications F - #45) and a Developmental Variance to allow the total square footage of accessory structures to exceed the total square footage in the primary structure.
Location: South side of US 20, 1,000 ft. East of CR 23, common address of 19018 US 20 in Jefferson Township, zoned A-1. (19018US 20-100322-1)

USE VARIANCE

- C. Petitioner: ***Jonathan Stahr (lessor) and Bonnie Barrett (lessee)*** (Page 18)
Petition: for a Use Variance for a tattoo studio in a B-2 district.
Location: East side of Charles Street, 150 ft. South of Vistula Street (SR 120), common address of 102 Charles Street in Washington Township. (102CharlesSt-100224-1)

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

- *Written Commitment Form for Carl L. & Mary H. Jones Trustees of Jones Revocable Trust regarding Variance 232141stSt-100218-1*

ADJOURNMENT