

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

APRIL 14, 2010
8:30 A.M.

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

Call to Order

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.

VARIANCES

8:30 A.M.

- A. Petitioner: ***Zimmerman's Construction, LLC*** (Page 1)
Petition: for a 16 ft. Developmental Variance to allow for the construction of an attached garage 34 ft. from centerline of the right-of-way of High Street (Ordinance requires 50 ft.).
Location: Southeast corner of Wabash Avenue and High Street, being Lots 14 & 15 of Schoonover's Addition, common address of 304 E. Wabash Avenue in Olive Township, zoned R-1. (304E WABASH AVENUE-100317-1)
- B. Petitioner: ***Samuel Espinoza*** (Page 2)
Petition: for a 10 ft. Variance to allow for the construction of an open porch 65 ft. from the centerline of the right-of-way (Ordinance requires 75 ft.).
Location: West side of CR 9, 900 ft. South of Lake Drive, 1,800 ft. North of CR 4, being E 200 ft. of N 75 ft. of S 150 ft. of Lot 2, common address of 51649 CR 9 in Osolo Township, zoned R-2. (51649CR 9-100317-1)
- C. Petitioner: ***David N. & Jane L. Richmond*** (Page 3)
Petition: for a 200 ft. Developmental Variance to allow for the placement of an electronic message board sign within 100 ft. of a residence (Sign Ordinance requires 300 ft. separation).
Location: North side of East Waterford Street, 610 ft. East of Maple Lane, common address of 704 E. Waterford Street in Olive Township, zoned B-3. (704E Waterford St-100318-1)

D. Petitioner: *Thomas V. Graber (owner) and Ben & April Kauffman (buyers)* (Page 4)
Petition: for a 16 ft. lot width Developmental Variance to allow for the construction of a residence (Ordinance requires 100 ft.) and for a 3 to 1 depth to width ratio Developmental Variance to allow for the construction of a residence.
Location: South side of CR 126, 2,640 ft. West of CR 27 in Jefferson Township, zoned A-1. (OCR 126-100322-1)

SPECIAL USE

A. Petitioner: *Charles Casey (LC Purchaser) and Jason Geans (LC Holder)* (Page 5)
Petition: for a Special Use for a mobile home.
Location: East side of Gano Street, 51 ft. North of Carl Street, common address of 57594 Gano Street in Baugo Township, zoned R-2. (57594GANO STREET-090901-1)