

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS

JULY 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 17<sup>th</sup> day of June 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.

### USE VARIANCE

8:30 A.M.      (HESSER)

A.      Petitioner:      *Saul & Cathy Hall*      **(Page 8)**  
          Petition:      for a Use Variance to allow for the construction of a second dwelling on a parcel.  
          Location:      West side of CR 29, 375 ft. North of SR 120, common address of 52915 CR 29 in Washington Township, zoned A-1.

(52915CR 29-100621-1)

**SPECIAL USE/VARIANCES**

A. Petitioner: **Maynard E. & Rosetta L. Yoder** (Page 9)  
**Trustees of The Yoder Family Revocable Living Trust**  
Petition: for a Special Use for a home workshop/business for manufacturing of hardwood furniture (Specifications F - #45), and for a Developmental Variance to allow the total square footage of accessory structures to exceed the total square footage in the primary structure.  
Location: North side of SR 4, 1,330 ft. West of CR 133, common address of 14737 SR 4 in Clinton Township, zoned A-1. (14737SR 4-100601-1)

B. Petitioner: **Bessie G. Goodison** (Page 10)  
Petition: for a Special Use for a subordinate dwelling in a R-1 district (Specifications F - #55), and for a 3 ft. Developmental Variance to allow for the construction of an addition to a garage 7 ft. from the East side property line (Ordinance requires 10 ft.).  
Location: South side of CR 10, 460 ft. West of CR 17, being Lot 7 of St. Joe Vista, common address of 22090 CR 10 in Osolo Township. (22090 CR 10-100622-1)

**SPECIAL USE**

**9:00 A.M.** (HOMAN)

A. Petitioner: **Samuel D. Yoder (landowner)** (Page 11)  
**and James D. Yoder dba Country Forest Products, LLC**  
**(business owner/operator)**  
Petition: for a Special Use for a saw mill (Specifications F - #37).  
Location: East side of CR 43, 2,800 ft. North of CR 10, common address of 54039 CR 43 in York Township, zoned A-1. (54039CR 43-100621-1)

**TABLED ITEM**

A. Petitioner: **JJ Brooks, LLC (lessor) and Lamar Chupp (lessee)** (Page 12)  
**\*\* (PUBLIC HEARING WAS CLOSED) \*\***  
Petition: for a Use Variance to allow for a used car lot to be located in a B-1 zone (Ordinance requires B-3).  
Location: 109 E. Washington St., common address of 109 E. Washington St. in Clinton Township. (109EWashingtonSt-100524-1)

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

- *Ronald E. Williams – request for a major/minor change for a Special Use to allow for a wind turbine (30400CR 2-100521-1)*

**ADJOURNMENT**