

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

JULY 14, 2010
8:45 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

8:45 A.M.

- A. Petitioner: ***Dennis & Penny Schmucker (buyers)*** (Page 1)
and Michael Kress (seller)
Petition: for a 3 to 1 depth to width ratio Developmental Variance to allow for the construction of a residence and accessory building, and a Developmental Variance to allow for the total square footage of accessory structures to exceed the total square footage in the primary structure.
Location: South side of CR 20, 3,000 ft. West of CR 19, common address of CR 20 in Jefferson Township, zoned A-1. (-100621-1)
- B. Petitioner: ***Terry Lee Welles*** (Page 2)
Petition: 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: North side of CR 2, 1,880 ft. West of CR 5, common address of 29931 CR 2 in Cleveland Township, zoned A-1. (29931CR 2-100621-1)
- C. Petitioner: ***Daniel A. & Nancy Gaye Smith*** (Page 3)
Petition: for a 21 ft. Developmental Variance to allow for the construction of a porch 54 ft. from centerline of the right-of-way of CR 26 (Ordinance requires 75 ft.).
Location: Northeast corner of CR 26 and CR 21, common address of 19899 CR 26 in Cleveland Township, zoned A-1. (19899County Road 26-100618-1)

D. Petitioner: ***Beer and Morgan Equipment*** (Page 4)
Petition: for a 33 ft. Developmental Variance to allow for a new canopy 87 ft. from centerline of the right-of-way of SR 15 (Ordinance requires 120 ft.).
Location: Southwest corner of SR 15 and US 6, common address of 72025 SR 15 in Jackson Township, zoned B-2. (72025SR 15-100621-1)

E. Petitioner: ***Russell & Miriam Stults*** (Page 5)
Petition: 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: West side of CR 19, 335 ft. North of Meadow Lane, common address of 60985 CR 19 in Jefferson Township, zoned A-1. (60985CR 19-100621-1)

SPECIAL USE

9:15 A.M.

A. Petitioner: ***Fragedez Diuz & Maria Hernandez*** (Page 6)
(land contract purchasers) and Hermilo Guzman (land contract holder)
Petition: for a Special Use for an existing mobile home.
Location: North side of Modrell Avenue, 150 ft. West of Violet Road, being Lot 2 of Replat Lot 70 Roselawn, common address of 25713 Modrell Ave. in Osolo Township, zoned R-2. (25713ModrellAve-100618-1)

TABLED ITEM

A. Petitioner: ***Charles E. & Janice F. Lantz*** (Page 7)
Petition: for a Special Use for a mobile home.
Location: South side of CR 138, 821 ft. East of US 33, common address of 16346 CR 138 in Elkhart Township, zoned A-1. (16346CR138-100521-1)