

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

MARCH 18, 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 February 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.

(WOLGAMOOD)

- A. Petitioner: **Gregory A. & Jodi I. Ferro** (Page 1)
Petition: for a 10 ft. Variance to allow for the construction of a residence 40 ft. from the centerline of the right-of-way of Sail Bay Court (Ordinance requires 50 ft.).
Location: East side of Sail Bay Court, 840 ft. South of North Shore Drive, being Lot 7 of Sunset Bay Subdivision, common address of 51078 Sail Bay Court in Osolo Township, zoned R-2. (51078Sail Bay Court-100215-1)
- B. Petitioner: **Carl L. & Mary H. Jones Trustees of Jones Rev Trust** (Page 2)
Petition: for a 3 ft. Variance to allow for the construction of an attached carport 2 ft. from the east side property line (Ordinance requires 5 ft.).
Location: South side of 1st Street and North side of 2nd Street, 85 ft. West of Heaton Vista, being Lot 87 of Heaton Park, common address of 23214 1st Street in Osolo Township, zoned R-2. (232141stSt-100218-1)

- C. Petitioner: **Thomas L. & Mary Ann Surface** (Page 3)
 Petition: for a 5 ft. lot width Variance (Ordinance requires 80 ft.) and a 6,691 sq. ft. lot area Variance (Ordinance requires 15,000 sq. ft.) to allow for an existing residence on proposed Lot 1; and for a 5 ft. lot width Variance (Ordinance requires 80 ft.) and a 6,691 sq. ft. lot area Variance (Ordinance requires 15,000 sq. ft.) to allow for the construction of a residence on proposed Lot 2
 Location: Southeast corner of Wilson Street and California Court, being Lots 222, 223 & 224 of Hasting's Park (Unrecorded), common address of 54078 Wilson Street in Osolo Township, zoned R-2. (54078WilsonSt-100222-1)

SPECIAL USES

9:00 A.M. (MILLER)

- A. Petitioner: **Mark R. & Susan L. Cosby** (Page 4)
 Petition: for a Special Use for a home workshop/business to design, assemble and sell wind turbines (Specifications F - #45), and a Special Use for a wind turbine (Specifications F - #31.50).
 Location: North side of CR 40, 1,029 ft. East of CR 33, common address of 14801 CR 40 in Clinton Township, zoned A-1. (14801CR 40-100218-1)

- B. Petitioner: **Loveway, Inc.** (Page 5)
 Petition: for an amendment to an existing Special Use for an indoor horse riding arena for the handicapped to include fall fundraising events.
 Location: West side of CR 33, 630 ft. South of CR 108, 4,200 ft. North of CR 12, common address of 54151 CR 33 in York Township, zoned A-1. (54151CR 33-100222-1)

9:30 A.M. (HESSER)

- C. Petitioner: **Billie K. Bunch** (Page 6)
 Petition: for a Special Use for a kennel with indoor/outdoor pens/runs (Specifications F - #15.00 and #15.10).
 Location: Northeast side of CR 22, 725 ft. Southeast of CR 100, common address of 30629 CR 22 in Baugo Township, zoned A-1. (30629CR 22-100129-1)

USE VARIANCE

- A. Petitioner: **23987 US 33 LLC c/o James L. Hartman (lessor) and Mark A. Miller (lessee)** (Page 7)
 Petition: for a Use Variance for a tattoo parlor in an R-4 zone.
 Location: Northeast side of US 33, 821 ft. Southeast of Sunnyside Avenue, being Lots 2 and 3 of Edgar Hess Subdivision, common address of 23987 US Highway 33 in Concord Township. (23987US Highway 33-100222-1)

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

- Approval of site plan for Andrew Martin (Case #62332CR1-100119-1)

ADJOURNMENT