

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

OCTOBER 21, 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 meeting of the Elkhart County Board of Zoning Appeals held on the 19th day of August 2010.

Approval of Minutes of the last regular meeting of the Elkhart County Board of Zoning Appeals held on the 16^h day of September 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.

(HOMAN)

- A. Petitioner: **Richard Schmucker** (Page 4)
Petition: for a 3 to 1 depth to width ratio Variances for Tracts 3, 4 and 5 to allow for the construction of residences.
Location: Northeast corner of CR 14 and CR 31 in Middlebury Township, zoned A-1.
(OCR 14-100920-1)
- B. Petitioner: **Dennis B. Maloney** (Page 5)
Petition: for a 26 ft. Developmental Variance to allow for the construction of a residence 24 ft. from the centerline of the right-of-way of North Shore Drive (Ordinance requires 50 ft.), and an 876 sq. ft. lot coverage Developmental Variance to allow for 2,179 sq. ft. of structures (Ordinance allows 1,303 sq. ft. maximum).
Location: South side of North Shore Drive, 600 ft. West of Linnwood Drive, being Lot 25 of Thompsons Subdivision, common address of 25912 North Shore Drive in Osolo Township, zoned R-2.
(25912North ShoreDr-100920-1)

SPECIAL USE MOBILE HOME

A. Petitioner: **Michael K. Williams** (Page 6)
Petition: for a Special Use renewal for an existing mobile home.
Location: Southwest corner of Gano Street and Baker Street, 950 ft. North of CR 20, being Lots 74,75,76 & 77 of Revised Locust Grove Sub., common address of 57507 Gano Street in Baugo Township, zoned R-2. (57507Gano St-100920-1)

USE VARIANCE **9:00 A.M.** **(WOLGAMOOD)**

A. Petitioner: **Richard A. & Marla Lavanture** (Page 7)
Petition: for a Use Variance to allow for the construction of a guesthouse to include a kitchen 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 19, 1,177 ft. South of CR 14, common address of 56260 CR 19 in Jefferson Township, zoned A-1. (56260CR 19-100920-1)

SPECIAL USES

A. Petitioner: **Ernest L. & Vera M. Bontrager** (Page 8)
Petition: for a Special Use for a home workshop/business (Specifications F - #45) for a washer repair business.
Location: West side of East County Line Road, 2,300 ft. South of CR 40, common address of 66403 E County Line Road in Clinton Township, zoned A-1. (66403ECOUNTYLINERd-100920-1)

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

B. Petitioner: **Nelson L. & Esther J. Lehman (lessor) and Verizon Wireless (lessee)** (Page 9)
Petition: for a Special Use for a wireless communications facility (Specifications F - #31.50).
Location: North side of CR 36, 4,000 ft. West of CR 31, common address of 16769 CR 36 in Elkhart Township, zoned A-1. (16769CR 36-100907-1)

SPECIAL USE/DEVELOPMENTAL VARIANCE

A. Petitioner: **John D. & Bertha Martin** (Page 10)
Petition: for a Special Use of an agri business in an A-1 district (Specifications F - #56) 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: North side of SR 119, 2,640 ft. West of CR 11, common address of 25389 SR 119 in Harrison Township. (25389SR 119-100907-1)

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

ADJOURNMENT