

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS

JANUARY 20, 2011

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 16<sup>th</sup> day of December 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.

### ELECTION OF OFFICERS

#### VARIANCE

**8:30 A.M.**

**(WOLGAMOOD)**

- A. Petitioner: ***Dennis A. & Sharon K. Forbregd*** (Page 10a)  
Petition: for a 3 to 1 depth to width ratio Developmental Variance to allow for an existing residence and accessory buildings on proposed Lot 1, and for a 3 to 1 depth to width ratio Developmental Variance to allow for the construction of a residence on proposed Lot 2.  
Location: West side of CR 27, 1,430 ft. South of CR 10, common address of 54787 CR 27 in Washington Township, zoned A-1. (54787CR 27-101220-1)

#### SPECIAL USES

- A. Petitioner: ***Lamar D. Yoder (buyer) and Mabe, LLC (seller)*** (Page 11a)  
Petition: for a Special Use for a school (Specifications F - #38).  
Location: West side of CR 37, 775 ft. North of CR 28/CR 26 in Middlebury Township, zoned A-1. (00CR 37-101217-1)

B. Petitioner: **Daniel J. Yoder (LC Purchaser) and Stanley Hochstetler (LC Holder)** (Page 12a)  
Petition: for an amendment to an existing Special Use for a home workshop/business for auto glass repair and replacement (Specifications F - #45) to allow for the use of an outside storage box for auto glass delivery.  
Location: East side of CR 17, 375 ft. North of Clinton Street, common address of 62420 CR 17 in Elkhart Township, zoned A-1. (62420CR 17-101129-1)

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

C. Petitioner: **Richard A. & Trina R. Hornor** (Page 13a)  
Petition: for a Special Use renewal for a beauty shop in an R-1 zone (Specifications F - #46).  
Location: Southeast corner of Shady Lane and Ray Drive, being lot 58 of Sturdy Oak 14th Subdivision, common address of 51208 Shady Lane in Osolo Township, zoned R-1. (51208ShadyLn-101206-1)

D. Petitioner: **Mervin & Ruth Ann Bontrager** (Page 14a)  
Petition: for renewal of an existing Special Use for a home workshop/business for the sale of vegetables and baked goods (Specifications F - #45).  
Location: Northeast corner of CR 7 and CR 48, common address of 69852 CR 7 in Union Township, zoned A-1. (69852CR 7-101213-1)

**SPECIAL USE/VARIANCE**

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

A. Petitioner: **Steve L. Chupp** (Page 15a)  
Petition: for an amendment to an existing Special Use for warehousing and storing for a concrete business in an A-1 district (Specifications F - #44), and for a Developmental Variance to allow for the total square footage of accessory structures to exceed the total square footage of the primary structure.  
Location: West side of E. County Line Road (CR 45), 1,500 ft. North of CR 40, common address of 65737 E. County Line Road in Clinton Township. (65737ECounty LineRd-101220-1)

**USE VARIANCE**

A. Petitioner: **Don Arnett (buyer) and William & Peggy Russell (sellers)** (Page 16a)  
Petition: for a Use Variance to allow for warehousing and storing for a transport business in an R-1 zoning district.  
Location: Southwest corner of E. Jackson Blvd. (SR 120) & CR 15, common address of 4045 E. Jackson Blvd. in Concord Township. (4045EJacksonBlvd-101220-1)

**TABLED ITEMS**

**10:00 A.M. (HESSER)**

A. Petitioner: *Amerco Real Estate Company* (Page 17a)

*C/o U-Haul of Northern Indiana*

**\*\* PUBLIC HEARING CLOSED \*\***

Petition: for a Use Variance to allow for the placement of truck beds to be used for storage.

Location: North side of US 33, 500 ft. West of CR 3, being Lots 7, 8, 9, 10 & 11 of Highway Gardens Subdivision, common address of 29057 US 33 in Baugo Township, zoned M-2. (29057US33-101025-1)

B. Petitioner: *Ceja Consuelo* (Page 18a)

**\*\* PUBLIC HEARING CLOSED \*\***

Petition: for a Special Use for an existing church (Specifications F - #48).

Location: South side of Modrell Avenue, 400 ft. West of Independence Street, being Lot 57 of Rose Lawn Subdivision, common address of 25404 Modrell Avenue in Osolo Township, zoned R-2. (25404ModrellAve-101025-1)

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

**ADJOURNMENT**