

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS

JULY 21, 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 June 2011.

Approval of Legal Ads published in the Elkhart Truth and the Goshen News ten days prior to the public hearings.

Elkhart County Zoning Ordinance and Staff Report materials are 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.

### SPECIAL USES

8:30 A.M.      (LANTZ)

- A.      Petitioner:      ***Jerry A. & Eva M. Myers***      **(Page 1a)**  
          Petition:      for a Special Use for a beauty shop in an existing mobile home in an A-1 district (Specifications F - #46).  
          Location:      North side of CR 40, 385 ft. West of CR 37, common address of 13099 CR 40 in Clinton Township.      *(13099CR 40-110613-1)*
- B.      Petitioner:      ***Jeffrey M. & Allison S. Hilty***      **(Page 2a)**  
          Petition:      for an amendment to a site plan and conditions of an existing Special Use permit for warehousing and storing of excavation equipment in an A-1 district (Specifications F - #44).  
          Location:      East side of SR 19, 1,000 ft. South of CR 36 in Harrison Township.      *(OSR 19-110617-1)*

C. Petitioner: ***Victory Christian Fellowship*** (Page 3a)  
Petition: for a Special Use for an existing church (Specifications F - #48) and for a Special Use for a cemetery (Specifications F - #6).  
Location: Southwest corner of CR 50 and CR 15, common address of 23012 CR 50 in Union Township, zoned A-1. (23012CR 50-110621-1)

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

D. Petitioner: ***John & Tammy Moore*** (Page 4a)  
Petition: for a Special Use for warehousing and storing of trucks, trailers and machinery for a snow plowing, property maintenance and light excavating service business in an A-1 district (Specifications F - #44).  
Location: East side of Ash Road, 530 ft. North of CR 28, common address of 60904 Ash Road in Baugo Township. (60904AshRd-110621-1)

E. Petitioner: ***R & Y Farms*** (Page 5a)  
Petition: for a Special Use for warehousing and storing of commercial trucks and trailers in an A district (Specifications F - #44).  
Location: West side of CR 31, 2,600 ft. South of CR 36, common address of 64475 CR 31 in Elkhart Township, zoned A-1. (64475CR 31-110616-1)

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

F. Petitioner: ***Devon R. & Marietta S. Troyer*** (Page 6a)  
Petition: for a Special Use for a kennel with indoor pens and/or runs in an A-1 district (Specifications F - #15.00) and a kennel with outdoor pens and/or runs in an A-1 district (Specifications F - #15.10).  
Location: North side of CR 20, 620 ft. East of CR 33 South, common address of 14885 CR 20 in Middlebury Township. (14885CR 20-110621-1)

G. Petitioner: ***Mervin Burkholder*** (Page 7a)  
Petition: for an amendment to an existing Special Use for an agri-business for a farm repair shop (Specifications F - #56) to allow an addition to said shop.  
Location: Northwest corner of CR 42 and SR 119, common address of 26253 CR 42 in Harrison Township, zoned A-1. (26253CR 42-110616-1)

**USE VARIANCES** **10:00 A.M. (HOMAN)**

A. Petitioner: ***Jeff & Lisa Weaver (buyers) and Kenneth K. Keggereis Rev Trust (seller)*** (Page 8a)  
Petition: for a Use Variance to allow for the construction of a residence on property served by an access easement.  
Location: East side of River Heights Drive (Private Drive), 450 ft. East of River Shore Lane, 750 ft. North off of CR 16, common address of 56100 River Heights Dr. in Baugo Township, zoned R-1. (56100RiverHeightsDr-110613-1)

B. Petitioner: ***Allen J. Gingerich & Susan K. Yoder*** (Page 9a)  
Petition: for a Use Variance to allow for the construction of a second dwelling on a parcel.  
Location: East side of SR 13, 3,000 ft. North of CR 10, common address of 53962 SR 13 in York Township, zoned A-1. (53962SR 13-110621-1)

**10:30 A.M. (WOLGAMOOD)**

C. Petitioner: ***Elena Moreira*** (Page 10a)  
Petition: for a Use Variance to allow for a residential use and the storage of vehicles awaiting repair in a R-2 zoning district.  
Location: Northeast corner of CR 20 (Mishawaka Road) and Paul Street, being Lots 20 & pt. of 21 of Revised Locust Grove, common address of 28295 CR 20 W in Baugo Township. (28295CR 20-110621-1)

**TABLED ITEM**

A. Petitioner: ***Joey W. & Kelly L. Cripe*** (Page 11a)  
Petition: for a Use Variance to allow for a residential use and construction of an accessory structure in a M-1 district 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: Southwest corner of Warren Street and Grand Street, being Lots 25-28 of Mather's Addition, common address of 401 W. Warren St. in Middlebury Township. (401WWarrenSt-110419-1)

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

- *Morning Star School –minor change to Special Use #87-94-SU (Ezra Crist)*

**ADJOURNMENT**