

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

SEPTEMBER 15, 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 18th day of August 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.

DEVELOPMENTAL VARIANCES

8:30 A.M.

WOLGAMOOD

- A. Petitioner: **Johnny W. & Corinne R. Linton** (Page 1a)
Petition: for a 23 ft. Developmental Variance to allow for the construction of a garage 27 ft. from centerline of the right-of-way of 'B' Street.
Location: Northwest corner of Lakewood Drive and 'B' Street, being Lots 108,109, and South 20 feet of Lot 107 of Lakeside Place, common address of 26225 Lakewood Dr. in Osolo Township, zoned R-2. (26225LakewoodDr-110819-1)
- B. Petitioner: **Shawn P. Nolke** (Page 2a)
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: East side of Winding Waters Lane, 1100 ft. South of CR 4, being Lot 17 of Winding Waters South, common address of 52176 Winding Waters Lane in Osolo Township, zoned R-1. (52176Winding WatersLn-110722-1)

USE VARIANCE

A. Petitioner: **Ronald & Esperanza Wilcox** (Page 8a)
Petition: for a Use Variance to allow for utilities (electric, gas and water) in an existing non-conforming accessory building.
Location: North side of CR 16 (Indiana Avenue), 1,030 ft. West of Nappanee Street (SR 19), being Lot 1 of C.R. Bash Subdivision in Baugo Township, zoned R-1. (OCR 16-110822-1)

TABLED ITEMS

10:00 A.M.

(HOMAN)

A. Petitioner: **Square 1 Builders** (Page 9a)
Petition: for a 5 ft. Developmental Variance to allow for the construction of a residence 25 ft. from the front property line (Plat requires 30 ft.).
Location: Southeast end of Moonstone Lane cul-de-sac, 349 ft. East of Garnet Lane, East side of CR 21, being Lot 36 of Emerald Chase Section Three, common address of 20024 Moonstone Lane in Jefferson Township, zoned A-1. (20024MoonstoneLn-110621-1)

B. Petitioner: **John & Tammy Moore** (Page 10a)
(PUBLIC HEARING CLOSED)**
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)

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

- Commitments

ADJOURNMENT