

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

JULY 19, 2012

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 21st day of June 2012.

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.

(HOMAN)

- A. Petitioner: ***Dennis A. & Shirley L. Yoder*** (Page 9)
Petition: for a 17 ft. Developmental Variance to allow for the construction of an accessory building 33 ft. from centerline of the right-of-way of Wabash Avenue (Ordinance requires 50 ft.), for an 8 ft. Developmental Variance to be 2 ft. from the rear property line (Ordinance requires 10 ft.), and for a 3 ft. Developmental Variance to be 2 ft. from the North side property line (Ordinance requires 5 ft.).
Location: Northwest corner of Wabash Avenue & Railroad Street, being Lot 16 and part of 17 in Lutz's Addition, common address of 309 E. Wabash Avenue in Olive Township, zoned R-1. 309EWabashAve-120618-1
- B. Petitioner: ***John W. & Carla J. Lambert*** (Page 10)
Petition: for a 30 ft. Developmental Variance to allow for the construction of a detached garage 45 ft. from centerline of the right-of-way of CR 10 (Ordinance requires 75 ft.).
Location: Southeast corner of CR 10 and CR 27, common address of 16970 CR 10 in Washington Township, zoned A-1. 16970CR 10-120615-1

SPECIAL USES

- C. Petitioner: ***Noah R. & Marilyn K. Petersheim*** (Page 11)
Petition: for a Special Use for a home/workshop business for an existing bike shop (Specifications F - #45).
Location: West side of CR 33, 2,152, ft. North of CR 26, common address of 59647 CR 33 in Middlebury Township, zoned A-1. 59647CR 33-120622-1
- 9:00 A.M.** **(CAMPANELLO)**
- D. Petitioner: ***Robin G. Kerwood*** (Page 12)
Petition: for a Special Use to allow parking of a school bus in an R-1 zone (Specification F - #57).
Location: East side of Garver Avenue, 337 ft. North of Creek Park, West of CR 113, and West of US 33, Lot 11 of Creek Park Two, common address of 59828 Garver Avenue in Concord Township. 59828GarverAve-120604-1
- E. Petitioner: ***Jeffrey M. & Allison S. Hilty*** (Page 13)
Petition: for an amendment to an existing Special Use for warehousing and storing of excavation equipment and to allow for retail sales, recycle of aggregate and change the site plan (Specifications F - #44).
Location: East side of SR 19, 1,015 ft. South of CR 36 in Harrison Township, zoned A-1. OSR 19-120625-1
- 9:30 A.M.** **(WOLGAMOOD)**
- F. Petitioner: ***William A. Kirk*** (Page 14)
Petition: for a Special Use for an agricultural use for the keeping of one horse on a tract of land containing less than 3 acres in an A-1 district (Specifications F - #1).
Location: South side of CR 6, 2,771 ft. West of CR 21, common address of 20036 CR 6 in Washington Township. 20036CR 6-120523-1
- G. Petitioner: ***Powell & Edna J. Gagich*** (Page 15)
Petition: for a Special Use for warehousing and storing of concrete forms, vehicles and miscellaneous concrete supplies in an A-1 district (Specification F - #44).
Location: West side of CR 35, 2,080 ft. North of SR 120, common address of 52625 CR 35 in York Township. 52625CR 35-120625-1
- H. Petitioner: ***Clinton Frame Mennonite Church*** (Page 16)
Petition: for an amendment to an existing Special Use for a church (Specifications F - #48) to allow for the placement of an electronic message board sign .
Location: East side of CR 35, 900 ft. North of CR 36, common address of 63846 CR 35 in Clinton Township, zoned A-1. 63846CR 35-120622-1

10:00 A.M. (MILLER)

- I. Petitioner: ***Wilbur L. & Debra M. Lehman*** (Page 17)
Petition: for an amendment to an existing Special Use for a home workshop/business to manufacture counter tops for cabinets (Specifications F - #45) to allow for the construction of a shop building, for a Developmental Variance to allow the total square footage of accessory structures to exceed the total square footage in the primary structure (residence) and for a 30 ft. Developmental Variance to allow for an existing sign 25 ft. from centerline of the right-of-way (definition of the use standard for a home workshop/business is 55 CL).
Location: North side of CR 52, 1,200 ft. East of CR 11, common address of 24793 CR 52 in Union Township, zoned A-1. 24793CR 52-120625-1

USE VARIANCE

- J. Petitioner: ***Dean & Wrennie Howard*** (Page 18)
Petition: for a Use Variance to allow for the construction of an accessory structure prior to construction of the primary structure (residence).
Location: East side of CR 33, 2,100 ft. North of CR 44, being Lot 1 of Grindle Minor Subdivision in Benton Township, zoned A-1. CR 33-120622-1

USE VARIANCE/DEVELOPMENTAL VARIANCE 10:30 A.M. (HESSER)

- K. Petitioner: ***Robert W. & Amy C. Martin*** (Page 19)
Petition: for a Use Variance to allow for the construction of an accessory structure prior to construction of a residence and for a Developmental Variance to allow the total square footage of accessory structures to exceed the total square footage of the primary structure (residence).
Location: Northeast side of CR 129, 300 ft. Southeast of CR 31 in Middlebury and York Township, zoned A-1. CR 129-120619-1

TABLED ITEM

- L. Petitioner: ***Faus Groom and Room, LLC*** (Page 20)
Petition: for an Amendment to a Special Use for an existing animal boarding facility to allow for a mobile home to be used for dog training purposes.
Location: West side of CR 11, 187 ft. South of Indiana Toll Road, North of CR 6, being Lot 2 in Windsong Minor Subdivision, common address of 52677 CR 11 in Osolo Township, zoned A-1. 52677CR 11-120423-1

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

- Review of Zoning Ordinance Amendment Packets

ADJOURNMENT