

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

MARCH 14, 2012  
8:30 A.M.

DEPARTMENT OF PUBLIC SERVICES  
MEETING ROOMS A & B  
4230 ELKHART ROAD, GOSHEN, INDIANA

Call to Order

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.

### **DEVELOPMENTAL VARIANCES**

**8:30 A.M.**

- A. Petitioner: ***Charles F. & Joan L. Koppy*** (Page 1)  
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: South side of CR 16, 685 ft. West of CR 23, common address of 19174 CR 16 in Jefferson Township, zoned A-1.  
(19174CR 16-120220-1)
- B. Petitioner: ***Clint & Adrian Anderson (buyers) and Donald L. & Carol Soales (sellers)*** (Page 2)  
Petition: for a 3 to 1 depth to width ratio Developmental Variance, a 50 ft. lot width Developmental Variance (Ordinance requires 100 ft.), and a Developmental Variance to allow for the construction of a residence on a parcel of land which abuts a street that has not been constructed, paved, or maintained to county standards.  
Location: East end of Jesse Street, 200 ft. East of Thrash Lane, 550 ft. South of CR 108 in Cleveland Township, zoned A-1.  
(0JESSE STREET-120220-2)

- C. Petitioner: ***Zane & Danielle Martens*** (Page 3)  
 Petition: for a 20 ft. Developmental Variance to allow for the construction of an attached garage 55 ft. from centerline of the right-of-way (Ordinance requires 75 ft.).  
 Location: Southeast side of CR 131, 695 ft. East of CR 31, common address of 55714 CR 131 in Middlebury Township, zoned A-1.  
*(55714CR 131-120216-1)*
- D. Petitioner: ***Todd Tyler Wise and Frances K. Wise*** (Page 4)  
 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: South side of Byrd Avenue, at the South end of Santa Anita Street and Quebec Street, 1,150 ft. West of CR 13 (Lewis Avenue), common address of 23970 Byrd Avenue in Concord Township, zoned R-1.  
*(23970ByrdAve-120221-1)*
- E. Petitioner: ***Virgil & Valeria Dolph Trust*** (Page 5)  
 Petition: for a 3 ft. Developmental Variance to allow for the construction of an attached garage and living area 2 ft. from the East side property line (Ordinance requires 5 ft.).  
 Location: North side of Suburban Drive, 300 ft. East of Michael Drive, 475 ft. South of SR 120, 775 ft. East of CR 17, being Lot 61 of Suburban Acres 5th, common address of 21787 Suburban Drive in Washington Township, zoned R-2.  
*(21787SuburbanDr-120217-1)*

**SPECIAL USE**

**9:00 A.M.**

- F. Petitioner: ***Preston O'Dell*** (Page 6)  
 Petition: for a Special Use for an existing mobile home.  
 Location: South side of Homewood Avenue, 155 ft. West of Lilac Street, being Lots 142 and 143 of North Park, common address of 25648 Homewood Avenue in Osolo Township, zoned R-2.  
*(25648HomewoodAve-120208-1)*