

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS

OCTOBER 18, 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 20<sup>th</sup> day of September 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.

### SPECIAL USES

8:30 A.M.

HESSER

- A. Petitioner: **Jeffrey Alan Ax** (Page 7)  
Petition: for a renewal of a Special Use for warehousing and storing of a semi-trailer and tractor in an A-1 district (Specifications F - #44).  
Location: West side of East County Line Road, 1,450 ft. North of CR 38, common address of 64711 E. County Line Road in Clinton Township, zoned A-1.  
64711ECountyLineRd-120919-1
- B. Petitioner: **Jeffrey G. & Lois A. Hoover** (Page 8)  
Petition: for a Special Use for a public utility (solar panels for electrical production) (Specifications F - #31.50).  
Location: North side of CR 8, 3,700 ft. East of CR 27, common address of 16295 CR 8 in Washington Township, zoned A-1.  
16295CR 8-120919-1

C. Petitioner: ***Edd A. & Pamela Banks*** (Page 9)  
Petition: for a Special Use for warehousing and storing of three trash trucks, one semi tractor and one semi trailer in an A-1 district (Specifications F - #44).  
Location: South side of CR 26 and Northwest side of US 20 Bypass, 1,900 ft. East of CR 1, common address of 29650 CR 26 in Baugo Township, zoned A-1.  
29650CR 26-120924-1

**9:00 A.M. WOLGAMOOD**

D. Petitioner: ***Douglas G. & Kristi J. Penner*** (Page 10)  
Petition: for a Special Use for a home workshop/business for automotive and truck mechanical repair (Specifications F - #45).  
Location: North side of CR 38, 1,575 ft. East of CR 33, common address of 14695 CR 38 in Clinton Township, zoned A-1.  
14695CR 38-120921-1

E. Petitioner: ***John & Tammy Moore*** (Page 11)  
Petition: for a Special Use renewal for existing 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) and 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 Ash Road, 530 ft. North of CR 28, common address of 60904 Ash Road in Baugo Township, zoned A-1.  
60904AshRd-120921-1

**DEVELOPMENTAL VARIANCES 9:30 A.M. MILLER**

F. Petitioner: ***New Hope Pet Rescue, Inc.*** (Page 12)  
Petition: for a Developmental Variance to allow for a kennel on a tract of land containing less than three acres, for a 30 ft. Developmental Variance to allow for said kennel 20 ft. from the East front property line (Ordinance requires 50 ft.); and for a 40 ft. Developmental Variance to allow for said kennel 10 ft. from the West rear property line (Ordinance requires 50 ft.).  
Location: West side of CR 29, 500 ft. North of CR 56, common address of 72555 CR 29 in Benton Township, zoned A-1.  
72555CR 29-120820-1

G. Petitioner: ***Dixie Shrock*** (Page 13)  
Petition: for a 3 to 1 depth to width ratio Developmental Variance to allow for the construction of a residence and for a 50 ft. lot width Developmental Variance to allow for said residence (Ordinance requires 100 ft.).  
Location: West side of CR 27, 1,750 ft. South of CR 24 in Jefferson Township, zoned A-1.  
0CR 27-120924-1

H. Petitioner: ***James W. & Debbi Jo Stack*** (Page 14)  
Petition: for a 3 to 1 depth to width ratio Developmental Variance and for a 40 ft. lot width Developmental Variance to allow for the construction of a residence (Ordinance requires 100 ft.).  
Location: East side of CR 33, 2,330 ft. South of CR 42 in Benton Township, zoned A-1.  
0CR 33-120924-1

**USE VARIANCES**

**10:00 A.M. CAMPANELLO**

I. Petitioner: ***Clarence S. & Dora Ann Wingard*** (Page 15)  
Petition: for a Use Variance to allow for the construction of a second dwelling on a parcel and for a Special Use for a home workshop/business for an existing bicycle shop (Specifications F - #45).  
Location: South side of CR 16, 335 ft. West of East County Line Road, common address of 10104 CR 16 in Middlebury Township, zoned A-1.  
10104CR 16-120924-1

J. Petitioner: ***Raymond P. Statler, Jr. & Leslie A. Statler (lessor) and Kimberly L. Benedict (lessee)*** (Page 16)  
Petition: for a Use Variance for warehousing and storing of construction equipment in an R-2 district.  
Location: North side of Sunset Avenue, 306 ft. West of Independence Street, being Lot 54 of Rose Lawn, common address of 25355 Sunset Avenue in Osolo Township, zoned R-2.  
25355SunsetAve-120822-1

**10:30 A.M. HESSER**

K. Petitioner: ***Timothy D. & Raeanna J. Kidder*** (Page 17)  
Petition: for a Use Variance to allow a residential use in an M-2 district.  
Location: South side of North Park Avenue, 180 ft. West of Adams Street, 950 ft. East of Johnson Street (CR 9), being Lots 215 and 216 of North Park, common address of 25812 North Park Avenue in Osolo Township, zoned M-2.  
25812NorthParkAve-120920-1

**APPEAL OF HEARING OFFICER’S DECISION**

L. Petitioner: ***Linda Lange Armstrong*** (Page 18)  
Petition: for a 1,745 sq. ft. lot coverage Developmental Variance to allow for the construction of an addition and deck to an existing residence (Ordinance allows 2,415 sq. ft. maximum) and for a 14 ft. Developmental Variance to allow for said construction 11 ft. from West rear property line (Ordinance requires 25 ft.).  
Location: West side of Bridge Town Road, 600 ft. North of Old Port Court, being Lots 37A & 74 of Bayridge Section 3, common address of 3377 Bridge Town Road in Washington Township, zoned R-1 PUD.  
3377BridgeTownRd-120817-1(A)

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

- Osolo Elementary School(90-55-SU) – additional driveway – major/minor change
- Zoning Ordinance update

**ADJOURNMENT**