

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

OCTOBER 17, 2012
9:00 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

9:00 A.M.

- A. Petitioner: **Michael A. Sunday** (Page 1)
Petition: for a 3 to 1 depth to width ratio Variance and a 50 ft. lot width variance to allow for two existing mobile homes (one to be replaced with a permanent dwelling)(Ordinance requires 100 ft.) for Parcel A and for a 3 to 1 depth to width ratio variance and a 46 ft. lot width variance to allow for the construction of a residence (Ordinance requires 100 ft.) for Parcel B.
Location: South side of CR 108, 1,550 ft. East of CR 31, common address of 16128 CR 108 in Washington Township, zoned A-1.
16128CR108-120921-1
- B. Petitioner: **Patricia B. Banik** (Page 2)
Petition: for a 32 ft. Developmental Variance to allow for the construction of a detached garage 18 ft. from centerline of the right-of-way of Ideal Beach Road (Ordinance requires 50 ft.) and for a 2 ft. Developmental Variance for the detached garage to be 3 ft. from the East side property line (Ordinance requires 5 ft.).
Location: North side of Ideal Beach Road, 585 ft. North of Heaton Vista, being Lot 3 of Ideal Beach of Heaton Lake, common address of 52256-8 Ideal Beach Road in Osolo Township, zoned R-2.
52256-8IdealBeachRd-120920-1

- C. Petitioner: ***Terry W. & Maureen R. Czoch*** (Page 3)
 Petition: for a 4 ft. Developmental Variance to allow for the construction of an attached garage 46 ft. from centerline of the right-of-way of Harrison Ridge Lane (Ordinance requires 50 ft.).
 Location: West side of Harrison Ridge Lane, 200 ft. North of Shawnee Drive, being Lot 20 of Harrison Ridge Subdivision, common address of 1614 Harrison Ridge Lane in Harrison Township, zoned R-1. 1614HarrisonRidgeLn-120921-1
- D. Petitioner: ***Ventline, Inc., an Indiana Corporation*** (Page 4)
 Petition: for an 8 ft. Developmental Variance to allow for an existing manufacturing building 17 ft. from the North side property line (Ordinance requires 25 ft.).
 Location: East side of Division Street (SR 15), 1,125 ft. South of Kesco Drive, common address of 902 S. Division Street in Washington Township, zoned M-2. 902SDivisionSt-120920-1
- E. Petitioner: ***Lamar Miller*** (Page 5)
 Petition: for a 24 ft. Developmental Variance to allow for the construction of an attached garage 26 ft. from centerline of the right-of-way of North Shore Drive (Ordinance requires 50 ft.).
 Location: Southeast side of North Shore Drive, 170 ft. South of Bell Avenue, West of SR 19, being Part of Lot 9A in Bell's North Shore Place, common address of 50892 North Shore Drive in Osolo Township, zoned R-2. 50892NorthShoreDr-120921-1

SPECIAL USE MOBILE HOME

9:30 A.M.

- F. Petitioner: ***Thomas J. & Paula J. Klunder*** (Page 6)
 Petition: for a Special Use for a mobile home.
 Location: Southwest corner of CR 27 and CR 126, common address of 60511 CR 27 in Jefferson Township, zoned A-1. 60511CR 27-120921-1