

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

SEPTEMBER 20, 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 16th day of August 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.

WOLGAMOOD

- A. Petitioner: *Albert Theodore Webster & Deborah L. Cobb-Webster* (Page 4)
Petition: for a 10 ft. Developmental Variance to allow for the construction of two accessory buildings 0 ft. from the West side property line (Ordinance requires 10 ft.) and for a Developmental Variance to allow the total square footage of accessory structures to exceed the total square footage in the primary structure.
Location: North side of Vistula Street (SR 120), 127 ft. West of Illinois Street, being Lot 9 of Atkins Add. to the Town of Bristol, common address of 202 W. Vistula Street in Washington Township, zoned R-1. 202WVistulaSt-120802-1

- B. Petitioner: ***Bobby J. & Brenda J. Waire*** (Page 5)
 Petition: for a 14 ft. Developmental Variance to allow for the construction of a deck 36 ft. from the centerline of the right-of-way of Miller Drive (Ordinance requires 50 ft.).
 Location: Northwest curve of Miller Drive and Driftwood Drive, being Lot 154 of El Paco Manor 2nd, common address of 56629 Miller Drive in Baugo Township, zoned R-2. 56629MillerDr-120801-1

SPECIAL USES

- C. Petitioner: ***Mervin M. & Lorene Burkholder*** (Page 6)
 Petition: for a Special Use renewal for an agri-business for a farm repair shop (Specification F - #56).
 Location: Northwest corner of CR 42 and SR 119, common address of 26253 CR 42 in Harrison Township, zoned A-1. 26253CR 42-120622-1

9:00 A.M. CAMPANELLO

- D. Petitioner: ***Saul & Jorgina Santos*** (Page 7)
 Petition: for a Special Use for an agricultural use for the keeping of chickens on a tract of land containing three acres or less and in an R-1 district (Specification F - #1).
 Location: Southwest side of CR 19, 1,444 ft. West of Indiana Avenue, common address of 20232 CR 19 in Elkhart Township. 20232County Road 19-120803-1

- E. Petitioner: ***Rolling Rock Stables, LLC*** (Page 8)
 Petition: for an amendment to an existing Special Use for the boarding of horses to allow for the construction of a storage building.
 Location: East side of SR 15, 1,740 ft. South of CR 10, common address of 54910 SR 15 in Washington Township, zoned A-1. 54910SR 15-120816-1

SPECIAL USE/DEVELOPMENTAL VARIANCE **9:30 A.M. HESSER**

- F. Petitioner: ***River of Life Fellowship, Inc., an Indiana Corporation*** (Page 9)
 Petition: for an amendment to an existing Special Use for a church to allow for the construction of an addition for classrooms and to decrease parcel size, and for a 15 ft. Developmental Variance to allow for said addition 10 ft. from the South rear property line (Ordinance requires 25 ft.).
 Location: South side of SR 120, 500 ft. East of SR 13, common address of 11162 SR 120 in York Township, zoned A-1. 11162SR 120-120820-1

USE VARIANCE

- G. Petitioner: ***Alton E. & Arlene E. Bontrager*** (Page 10)
 Petition: for a Use Variance to allow for the construction of a second dwelling on a parcel.
 Location: 400 ft. South off of CR 22, 2,800 ft. East of CR 35, common address of 13556 CR 22 in Middlebury Township, zoned A-1. 13556CR 22-120810-1

APPEAL FROM THE HEARING OFFICER’S DECISION

H. Petitioner: *Susana Barajas & Jose A. Gonzalez Rangel* (Page 11)
Petition: for a Special Use for a mobile home.
Location: Northwest side of CR 22, 1,750 ft. South of CR 28, common address of
18243 CR 22 in Elkhart Township, zoned A-1. 18243CR 22-120723-1(A)

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

- *Country Forest Products Special Use Permit(54039CR43-100621-1) – major/minor change*
- *Timberbrook Mobile Home Park Special Use Permit (90-160-SU) – major/minor change*
- *Zoning Ordinance update*

ADJOURNMENT