

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

FEBRUARY 15, 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: *Victoria Brown* (Page 1)**
Petition: for a 5 ft. Developmental Variance to allow for an existing deck 45 ft. from centerline of the right-of-way of Carroll Avenue (Ordinance requires 50 ft.), and a 40 ft. Developmental Variance to allow for said deck 80 ft. from centerline of Ash Road (Ordinance requires 120 ft.).
Location: Northeast corner of Carroll Avenue and Ash Road (SR 219), common address of 30947 Carroll Avenue in Baugo Township, zoned B-1. (30947Carroll Ave-120117-1)
- B. Petitioner: *Jerry D. Mocaby* (Page 2)**
Petition: for a 12 ft. lot width Developmental Variance (Ordinance requires 100 ft.) and for a 2,059 sq. ft. lot area Developmental Variance (Ordinance requires 20,000 sq. ft.) to allow for the construction of a residence.
Location: East side of Pheasant Ridge Drive, 300 ft. North of Shannon Court, 1/4 mile North of CR 8, being Lot 14 of Pheasant Ridge Third, common address of 53806 Pheasant Ridge Drive in Washington Township, zoned A-1. (53806Pheasant Ridge Drive-120123-1)

SPECIAL USES

C. Petitioner: ***J. Jay & Luetta Graber*** (Page 3)
Petition: for a Special Use for an existing mobile home.
Location: East side of SR 13, 1,200 ft. North of SR 4, common address of 61190 SR 13 in Clinton Township, zoned A-1. (61190SR 13-120123-1)

D. Petitioner: ***James A. & Sheryl Roberts Living Trust*** (Page 4)
(land contract holders) and
Jaimie A. Roberts (land contract purchaser)
Petition: for a Special Use for an existing mobile home.
Location: North side of CR 20, 116 ft. West of Curtis Street being Lot 6 of Hoffman Add., common address of 30833 CR 20 in Baugo Township, zoned R-2. (30833CR 20-120120-1)

TABLED ITEM

E. Petitioner: ***Jason D. Graber*** (Page 5)
Petition: for a Developmental Variance for an existing residence on property served by an access easement.
Location: North side of CR 20, 200 ft. East of Sun Valley Blvd., common address of 19711 CR 20 in Jefferson Township, zoned A-1.
(19711CR 20-111219-1)