

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

DECEMBER 19, 2013

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 21st day of November 2013.

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.

(HESSER)

- A. Petitioner: ***Robert C. Dixon & Cynthia Ewing*** (Page 5)
Petition: for a 25 ft. Developmental Variance to allow for the construction of a detached garage 50 ft. from centerline of the right-of-way (Ordinance requires 75 ft.).
Location: East side of Ash Road, 2,700 ft. North of US 33, common address of 56680 Ash Road in Baugo Township, zoned R-1. 56680AshRd-131125-1
- B. Petitioner: ***Lamar Miller*** (Page 6)
Petition: for a Developmental Variance to allow for an existing deck 0 ft. from the Southwest property line (Ordinance requires 5 ft.).
Location: Southeast side of North Shore Drive, 170 ft. South of Bell Avenue, West of SR 19, being Part of Lot 9A of Bell's North Shore Place, common address of 50892 North Shore Dr. in Osolo Township, zoned R-2. 50892 North ShoreDr-131125-1

SPECIAL USES

9:00 A.M. (CAMPANELLO)

C. Petitioner: ***Homer Miller, Jr. & Delores Miller*** **(Page 7)**
Petition: for a Special Use for an agricultural use (keeping of two horses) on property containing less than three acres (Specifications F - #1).
Location: North side of CR 34, 2,100 ft. East of CR 43, common address of 10359 CR 34 in Clinton Township, zoned A-1. 10359CR 34-131118-1

D. Petitioner: ***Ana L. & Alejandro Heredia (buyers) and Abraham J. Miller (seller)*** **(Page 8)**
Petition: for a Special Use for a beauty shop (Specifications F - #45) in an R-1 district.
Location: East side of 6th Street, 96 ft. South of Carlton, North of Hively Avenue, being Lot 2 of West View Park, common address of 2404 S. 6th Street in Concord Township. 2404S6thSt-131114-1

9:30 A.M. (MILLER)

E. Petitioner: ***David W. Imhoff, Trustee, and Emma Imhoff, Trustee of The Imhoff Family Revocable Living Trust of March 20, 2009*** **(Page 9)**
Petition: for a Special Use for a home workshop/business for shoe sales and repair and for seasonal walnut hulling (Specifications F - #45).
Location: East side of CR 9, 2,550 ft. South of CR 30, common address of 62480 CR 9 in Harrison Township, zoned A-1. 62480CR 9-131125-1

F. Petitioner: ***Scott Cota*** **(Page 10)**
Petition: for a Special Use for an agricultural use (keeping of one horse and two goats) on property containing less than three acres (Specifications F - #1).
Location: Southeast corner of CR 24 and CR 1, being Lot 1 of Mann Minor, common address of 29970 CR 24 in Baugo Township, zoned A-1. 29970CR 24-131125-1

TABLED ITEMS

10:00 A.M. (HOMAN)

G. Petitioner: ***Harry Mishler & Amelia Mishler*** **(Page 11)**
Petition: for a Developmental Variance for a sign to exceed 4 sq. ft. per side.
Location: West side of SR 13, 1,280 ft. North of CR 40, common address of 65730 SR 13 in Clinton Township, zoned A-1. 65730SR 13-130923-1

H. Petitioner: ***Juvenal Moreno*** **(Page 12)**
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: North side of North Park Avenue, 1,635 ft. East of CR 9, being Lots 174, 173, and the West 16 ft. of 172, common address of 25681 North Park Ave. in Osolo Township, zoned R-2. 25681North ParkAve-131018-1

10:30 A.M. (HESSER)

- I. Petitioner: ***Jerry D. & Cynthia Hawkins*** (Page 13)
Petition: for a Special Use for child care home in an A-1 district (Specifications F - #23.10).
Location: North side of Falcon Lane, 810 ft. East of CR 33, being Lot 7 of Dry Run Creek, common address of 14849 Falcon Lane in Benton Township, zoned A-1. 14849FalconLn-131021-1

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

- *2104 Agreement for Legal Services*

ADJOURNMENT