

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

JULY 18, 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 20th day of June 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 VARIANCE

8:30 A.M.

(HESSER)

- A. Petitioner: ***Robert W. Revoir & Amber R. Revoir*** (Page 6)
Petition: for a 28 ft. Developmental Variance to allow for the construction of a detached garage 47 ft. from centerline of the right-of-way of CR 27 and a 27 ft. Developmental Variance to allow for said garage 48 ft. from centerline of the right-of-way of CR 40 (Ordinance requires 75 ft.).
Location: Northeast corner of CR 40 and CR 27, common address of 17701 CR 40 in Elkhart Township, zoned A-1. 17701CR 40-130624-1

SPECIAL USES

- B. Petitioner: ***Paul W. and Alyson N. Fortin*** (Page 7)
Petition: for a Special Use for an agricultural use for the keeping of 10 chickens on a tract of land containing three acres or less (Specifications F - #1).
Location: East end of Oak Hills Dr. at "Bottom" of cul de sac, 497 ft. North of SR 120, being Lot 21 of Oak Hills 3rd, common address of 11521 Oak Hills Dr. in York Township, zoned A-1. 11521Oak HillsDr-130624-1

9:00 A.M. (WOLGAMOOD)

- C. Petitioner: ***Innovative Modular Solutions, Inc. (buyer) and First State Bank of Middlebury (seller)*** (Page 8)
Petition: for a Special Use for warehousing and storing of mobile and modular buildings including for office and classroom use in a B-1 district (Specifications F - #44).
Location: North side of US 33, 1,120 ft. East of Ash Road, common address of 30803 US 33 in Baugo Township. 30803US 33-130624-1

- D. Petitioner: ***Michael S. & Shelli L. Stutz (buyers) and Wayne L. & Barbara J. Schalliol (sellers – Lot 1) and Almac, Inc. (seller – Lot A)*** (Page 9)
Petition: for a Special Use for a child care center in a R-4 district (Specifications F - #23).
Location: East side of CR 15, 678 ft. South of CR 6, being Lots A and 1 of Streeter’s Addition, CR 15 in Osolo Township, zoned A-1. 00CR 15-130603-1

9:30 A.M. (HOMAN)

- E. Petitioner: ***Crystal Springs School*** (Page 10)
Petition: for an amendment to an existing Special Use for a school in an A-1 district (Specifications F - #38) to allow for the relocation of a 28 ft. x32 ft. shed.
Location: West side of CR 41, 500 feet South of CR 20, common address of 59079 CR 41 in Middlebury Township. 59079CR 41-130624-1

- F. Petitioner: ***Bradly L. McKibbin*** (Page 11)
Petition: for a Special Use for warehousing and storing of excavation equipment in an A-1 district (Specifications F - #44).
Location: East side of CR 25, 250 ft. North of CR 123, common address of 71240 CR 25 in Jackson Township. 71240CR 25-130624-1

10:00 A.M. (CAMPANELLO)

- G. Petitioner: ***Jay A. Krull*** (Page 12)
Petition: for a Special Use for an agricultural use for the keeping of five chickens on a tract of land containing less than three acres (Specifications F - #1).
Location: South side of Country Lake Lane, 150 ft. west of CR 7, 1,600 ft. South of CR 4, being Lot 2 of Country Acres Estates, common address of 27136 Country Lake Lane in Osolo Township, zoned A-1. 27136Country Lake Lane-130614-1

- H. Petitioner: ***Middlebury Produce Inc.*** (Page 13)
Petition: for an amendment to an existing Special Use for a freight terminal, warehousing and storage in an A-1 zone (Specifications F - #33), to allow for an addition to the existing warehouse for an industrial washer.
Location: Southwest corner of CR 16 and CR 43, common address of 11096 CR 16 in Middlebury Township. 11096CR 16-130617-1

10:30 A.M. (MILLER)

- I. Petitioner: ***Clinton Christian School Association, Inc.*** (Page 14)
- Petition: for an amendment to an existing Special use for a private school to allow for the placement of an electronic messaging sign (Specifications F - #38).
- Location: West side of CR 35, 1,000 ft. South of SR 4, common address of 61763 CR 35 in Clinton Township, zoned A-1. 61763 CR 35-130624-1

SPECIAL USE/DEVELOPMENTAL VARIANCE

- J. Petitioner: ***Matthew L. Miller*** (Page 15)
- Petition: for a Special Use for a home workshop/business for construction business (Specifications F - #45) and 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: East side of CR 33, 1,150 ft. South of US 33, common address of 68548 CR 33 in Benton Township, zoned A-1. 68548CR 33-130624-1

USE VARIANCE

11:00 A.M. (HESSER)

- K. Petitioner: ***Grace Haven Biblical Renewal Ministries, Inc.*** (Page 16)
- Petition: for an amendment to an existing Use Variance for a business and professional office for biblical counseling to allow for the construction of cabins, to include additional property, to change hours of operation, and to allow clients to be housed in the proposed cabins.
- Location: West side of CR 43, 1,000 ft. South of CR 42, common address of 67163 CR 43 in Benton Township, zoned A-1. 67163CR 43-130515-1

TABLED/AMENDED ITEM

- L. Petitioner: ***Robert G. Spaugh Sr. and Dorothy J. Spaugh (land contract holders) and Robert C. Rody (land contract purchaser)*** (Page 17)
- Petition: for a Use Variance to allow a landscaping business in an R-2 district.
- Location: West side of Lakeland Road, 292 ft. South of Lake Drive, being Lot 11 of Lakeland Gardens, common address of 51531 Lakeland Rd. in Osolo Township. 51531LakelandRd-130325-2

TABLED ITEMS

11:30 A.M. (WOLGAMOOD)

- M. Petitioner: ***Smith Weber Realty 1/2 Unt & Attn Weber Marilyn*** (Page 18)
- Petition: for a Use Variance to allow for the construction of an accessory structure without a residence.
- Location: 254 ft. South of Homer Avenue, 3/4 mile south of Hively Avenue, in Concord Township, zoned R-1. 00Homer Avenue-130520-1
- N. Petitioner: ***James E. & Renee L. Hansen*** (Page 19)
- Petition: for a Special Use for warehousing and storing of cargo trailers in an A-1 district (Specifications F - #44).
- Location: North side of CR 12, 2,020 ft. West of SR 13, common address of 12121 CR 12 in York Township. 12121CR 12-130517-1

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

- *Zoning Ordinance update*

ADJOURNMENT