

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

JUNE 20, 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 18th day of April 2013 and the 16th day of May 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.

VARIANCE

8:30 A.M.

(WOLGAMOOD)

- A. Petitioner: *Lamar Miller* (Page 4)
Petition: for a 2 ft. Developmental Variance to allow for the construction of a deck and roof 3 ft. from the Southwest side property line, a 2 ft. Developmental Variance to allow for the construction of a deck 3 ft. from the Southeast side property line, a 1 ft. Developmental Variance to allow for a proposed eave of the existing structure 4 ft. from the Southwest side property line, and a 2 ft. Developmental Variance to allow for a proposed eave of the existing structure 3 ft. from the Southeast 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 Drive in Osolo Township, zoned R-2.
50892NorthShoreDr-130520-1

SPECIAL USES

- B. Petitioner: *STCR Real Estate LLC* (Page 5)
Petition: for a Special Use for a wireless communications facility (Specifications F - #31.50).
Location: Southeast corner of CR 2 and SR 13, common address of 10758 CR 2 in York Township, zoned M-2.
10758CR 2-130520-1

- C. Petitioner: ***Thomas B. & Carolina Hogendobler*** (Page 6)
 Petition: for a Special Use for a home workshop/business for retail firearms and accessories (Specifications F - #45).
 Location: North side of Janiper Drive, 825 ft. West of CR 15, being Lot 54 in Ferndale Sub. 3rd Extension, common address of 23157 Janiper Drive in Concord Township, zoned R-1. 23157JanpierDr-130517-1
- 9:00 A.M. (CAMPANELLO)**
- D. Petitioner: ***Leonard Penner & Lorena Penner*** (Page 7)
 Petition: for a Special Use for a public utility (placement of solar panels) (Specifications F - #31.50).
 Location: West side of CR 37, 1,600 ft. North of CR 44, common address of 67613 CR 37 in Benton Township, zoned A-1. 67613CR 37-130510-1
- E. Petitioner: ***James E. & Renee L. Hansen*** (Page 8)
 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, zoned A-1. 12121CR 12-130517-1
- 9:30 A.M. (MILLER)**
- F. Petitioner: ***Steve P. & Julia A. Steffen*** (Page 9)
 Petition: for a Special Use for a public utility (ground mount solar system) (Specifications F - #31.50).
 Location: East side of CR 21, 2,600 ft. North of CR 142, common address of 67024 CR 21 in Jackson Township, zoned A-1. 67024CR 21-130520-1
- G. Petitioner: ***Timmy Jones*** (Page 10)
 Petition: for a Special Use for a child care home in an R-1 zone (Specifications F - #23.10).
 Location: South side of Vista Dr., 300 ft. West of Ardmore Dr., North of Woodridge Dr., West of CR 9, being Lot 38 of Prairie View Heights 2nd, common address of 26150 Vista Lane in Concord Township, zoned R-1. 26150VistaLn-130517-1
- H. Petitioner: ***Richard F. & Sandra F. Spencer (buyer) and Luella J. Freeby (seller-deceased)*** (Page 11)
 Petition: for a Special Use for a beauty shop (Specifications F - #46).
 Location: North side of CR 26, 856 ft. West of CR 15, common address of 23131 CR 26 in Concord Township, zoned R-1. 23131CR 26-130520-1

