

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

MARCH 21, 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 February 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.

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.

(MILLER)

- A. Petitioner: ***R & B Sherck Land Inc.*** (Page 3)
Petition: for a 3 to 1 depth to width ratio Developmental Variance for proposed lot 'A' and for a 3 to 1 depth to width ratio Developmental Variance for proposed lot 'B'.
Location: East side of CR 31, 1,758 ft. South of CR 10, in Washington Township, zoned A-1. 0CR 31-130201-1
- B. Petitioner: ***Sam Burns and Avery Aragona (buyers) and Andrew Odebrecht and Larry D. Smith(sellers)*** (Page 4)
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: South side of CR 20, 402 ft. West of CR 31, in Jefferson Township, zoned A-1. 0CR 20-130225-1

SPECIAL USES

C. Petitioner: ***Laverne C. & Elnora Mast*** (Page 5)
Petition: for a Special Use for a home workshop/business for a farrier service and buggy wheel repair business (Specifications F - #45).
Location: West side of CR 37, 460 ft. North of CR 28, common address of 59915 CR 37 in Middlebury Township, zoned A-1. 59915CR 37-130225-1

9:00 A.M. (CAMPANELLO)

D. Petitioner: ***Board of Commissioners of the County of Elkhart Indiana*** (Page 6)
Petition: for a Special Use for a county or governmental building to allow for truck and salt storage in an A-1 district (Specifications F - #52).
Location: Southeast corner of CR 38 and CR 17, common address of 21968 CR 38 in Elkhart Township, zoned A-1. 21968CR 38-130225-1

E. Petitioner: ***James Mullins, Jr. & Stephanie L. Mullins*** (Page 7)
Petition: for a Special Use for a home workshop/business for a welding business to include wholesale/retail sales (Specifications F - #45).
Location: East side of CR 23 (Division Street), 230 ft. South of 3rd Street, being Lots 3 & 4 of Cowan's Add., common address of 68260 CR 23 in Jackson Township, zoned R-2. 68260County Road 23-130222-1

9:30 A.M. (WOLGAMOOD)

F. Petitioner: ***Enos R. & Carolyn M. Yoder (owner) and Kenneth Bontrager (buyer)*** (Page 8)
Petition: for a Special Use for an agricultural use for the keeping of two horses on a tract of land containing less than three acres (Specifications F - #1).
Location: West side of East County Line Road, 530 ft. South of CR 26, common address of 60099 East County Line Road in Middlebury Township, zoned A-1. 60099ECountyLineRd-130220-1

G. Petitioner: ***D. Conrad & Lynette Showalter*** (Page 9)
Petition: for a Special Use for solar panels (Specification F - #31.50).
Location: West side of CR 33, ½ mile South of CR 34, in Clinton Township, zoned A-1. 00CR 33-130220-1

H. Petitioner: ***D. Conrad & Lynette Showalter*** (Page 10)
Petition: for a Special Use to allow for the placement of solar panels (Specifications F - #31.50).
Location: West side of CR 33, 2,500 ft. South of CR 34, common address of 63469 CR 33 in Clinton Township, zoned A-1. 63469 CR 33-130129-1

SPECIAL USE/DEVELOPMENTAL VARIANCES

10:00 A.M. (HESSER)

- I. Petitioner: ***DMZ Properties, LLC*** (Page 11)
Petition: for an amendment to a site plan to allow for the placement of a digital sign, a 10 ft. Developmental Variance to allow for the said sign 45 ft. from centerline of the right-of-way of SR 13 (Ordinance requires 55 ft.) and a 140 ft. Developmental Variance to allow said sign 160 ft. from an existing residence (Ordinance standard requires 300 ft.).
Location: East side of SR 13, 2,215 ft. North of US 20, common address of 57600 SR 13 in Middlebury Township, zoned A-1. 57600SR 13-130225-1
- J. Petitioner: ***Benton Mennonite Church, Inc.*** (Page 12)
Petition: for a Special Use for a church (Specification F - #48) and for a 15 ft. Developmental Variance to allow for parking 0 ft. from the North property line of lots 39 & 40 and from the requirement of screening of the proposed parking area.
Location: Northwest corner of CR 44 and Courtland Street, and the Southeast corner of Clymer Street and Jackson Street, being Lots 27, 28, 37, 38, 39, and 40 of Clymer's 2nd Add., common address of 15350 CR 44 in Benton Township, zoned R-3. 15350CR 44-130218-1

TABLED ITEM

- K. Petitioner: ***Mark A. & Rosemary Corpe*** (Page 13)
Petition: for a Developmental Variance to allow for the construction of a residence on property served by a non-maintained, unimproved county road.
Location: 650 ft. West off of CR 7, 1,300 ft. North of CR 10, common address of 54257 CR 7 in Osolo Township, zoned R-1. 54257CR 7-130118-1

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

- Zoning Ordinance update

ADJOURNMENT