

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

AUGUST 20, 2014
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: ***Jay R. & Susan E. Anderson*** (Page 1)
Petition: for a 50 ft. Developmental Variance to allow for the construction of a residence 70 ft. from centerline of the right-of-way (Ordinance requires 120 ft.).
Location: Northwest side of SR 120, 525 ft. East of CR 21, being Lot 3 of Morris Place, in Washington Township, zoned R-2. SR 120-140714-1
- B. Petitioner: ***Larry E. Gum & Patty Gum*** (Page 2)
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: East side of CR 117, 4,400 ft. South of CR 18, common address of 58332 CR 117 in Jefferson Township, zoned A-1. 58332CR 117-140714-1
- C. Petitioner: ***Michael H. Bontrager*** (Page 3)
Petition: for a 3 to 1 depth to width ratio Developmental Variance to allow for the construction of a residence.
Location: West side of CR 41, 850 ft. South of CR 20, in Middlebury Township, zoned A-1. 00000CR 41-140717-1

- D. Petitioner: ***Greenwalt Enterprises Inc.*** (Page 4)
 Petition: for a 95 ft. Developmental Variance to allow for the placement of a LED digital sign 205 ft. from a residence (Ordinance requires 300 ft. from a residence).
 Location: West side of SR 19, 206 ft. North of Ruskin Avenue, and East side of Kreighbaum Street, 206 ft. North of Ruskin Avenue, being Lots 62, 63, 64, 93, 94 & 95 of Bon-Air Park, common address of 58049 SR 19 in Baugo Township, zoned B-3. 58049SR 19-140717-1
- E. Petitioner: ***Richard A. & Kim R. Sevrey*** (Page 5)
 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: West side of Cornwall Road, 225 ft. North of CR 2 and North side of CR 2, 302 ft. West of Cornwall Road being Lot 2 of Sevrey N. E. Ties, common address of 50959 Cornwall Road in Washington Township, zoned R-2. 50959CornwallRd-140703-1
- 9:00 A.M.**
- F. Petitioner: ***William E. & Claudia Landow*** (Page 6)
 Petition: for a Developmental Variance to create a buildable parcel with zero frontage and served by an access easement.
 Location: 650 ft. South off of CR 126, 156 ft. East of Fawn River Road, South of CR 26, common address of 21144 CR 126 Unit 3 in Jefferson Township, zoned A-1. 21144CR 126-140714-1
- G. Petitioner: ***DVS LLC*** (Page 7)
 Petition: for a 3 ft. Developmental Variance to allow for an existing manufacturing building and the construction of a manufacturing building 37 ft. from the front property line (plat requires 40 ft.).
 Location: North side of Beck Drive, ½ mile East of CR 17, in Replat Beck Industrial Park, common address of 21715 Beck Dr. in Jefferson Township, zoned M-1. 21715BeckDr-140721-1