

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS

FEBRUARY 20, 2014  
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 16<sup>th</sup> day of January 2014.

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.

### **SPECIAL USES**

**8:30 A.M.**

**(WOLGAMOOD)**

- A. Petitioner: ***Burnell R. & Shanda L. Weaver and Murray D. & Abigail A. Weaver d/b/a Yellow Creek Gravel*** (Page 7)  
Petition: for an amendment to an existing Special Use for the extraction of gravel, sand and other raw materials in an A-1 district (Specifications F - #10) to include an additional parcel.  
Location: East side of CR 11, 1,400 ft. South of CR 36, common address of 64341 CR 11 in Harrison Township. 64341CR 11-140117-1
- B. Petitioner: ***Josiah M. & Kathleen Ramer (buyers) and Rufus Martin (deceased) & Thelma Martin (seller)*** (Page 8)  
Petition: for a Special Use for an agricultural use for the keeping of horses on a tract of land containing three acres or less (Specifications F - #1).  
Location: South side of CR 44, 646 ft. West of SR 19, being Lot 2 of Strawberry Junction, common address of 28090 CR 44 in Locke Township, zoned A-1. 28090CR 44-140113-1

**SPECIAL USE/DEV. VARIANCE**

**9:00 A.M.**

**(HESSER)**

- C. Petitioner: ***Henry Schlabach, Jr. & Mary Schlabach*** (Page 9)
- Petition: for a Special Use for an agricultural use for the keeping of two horses in an R-1 district (Specifications F - #1) and for a 10 ft. lot width Developmental Variance (Ordinance requires 60 ft.) and for a 3 to 1 depth to width ratio Developmental Variance to allow for the construction of a residence.
- Location: East end of Pointe Blvd., 400 ft. east of Rogers St., 375 ft South of Wayne St. (CR 16), in Middlebury Township. 0POINTE BLVD.-140117-1

**USE VARIANCES**

- D. Petitioner: ***Harley S & Rheta Geraldine Yoder (deceased)*** (Page 10)
- Petition: for a Use Variance to allow a residential use in a B-3 district.
- Location: Northeast side of US 33, 180 ft. Southeast of CR 113, being Lots 3 & 4 of Weaver Sub., common address of 23451 US 33 in Concord Township. 23451US 33-140114-1

**9:30 A.M.**

**(HOMAN)**

- E. Petitioner: ***Lester D. & Mary Esther Miller Rev Trust (life estate)*** (Page 11)
- Petition: for a Use Variance to allow for the construction of a second dwelling on a parcel.
- Location: East side of Main Street (SR 13), 300 ft. South of Joan Drive, common address of 932 S. Main Street in Middlebury Township, zoned A-1. 932SMAIN (SR 13)-140115-1

**USE VARIANCE/DEV. VARIANCE**

- F. Petitioner: ***Helmut H. & Rosemary G. McClure*** (Page 12)
- Petition: for a Use Variance to allow for the construction of a second dwelling on a parcel and 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 4, 576 ft. East of CR 29, common address of 15860 CR 4 in York Township, zoned A-1. 15860CR 4-140117-2

**SPECIAL USE/DEV. VARIANCE**

**10:00 A.M.**

**(MILLER)**

- G. Petitioner: ***Andrew & Bonita Martin (lessee) and Carlyle & Barbara Martin (lessor)*** (Page 13)
- Petition: for an amendment to an existing Special Use for a home workshop/business for a wood working shop and a retail sales showroom (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: North side of CR 32, 2,640 ft. ½ mile East of CR 7, common address of 26589 CR 32 in Harrison Township, zoned A-1. 26589CR 32-140117-1

**TABLED ITEM**

H. Petitioner: *Robert C. Dixon & Cynthia Ewing* (Page 14)  
**\*\*PUBLIC HEARING OPEN\*\***  
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

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

- *Certification of Residency Form for Randy Hesser, Citizen Member Re-appointment*
- *Distribution of BZA Rules of Procedure*

**ADJOURNMENT**