

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

MARCH 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 20th day of February 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.

DEVELOPMENTAL VARIANCE 8:30 A.M. (MILLER)

- A. Petitioner: ***Habitat for Humanity of Elkhart County Incorporated*** **(Page 3)**
 Petition: for a 4,930 sq. ft. lot area Developmental Variance (Ordinance requires 20,000 sq. ft.) to allow for the construction of a residence on Proposed Parcel 1; for an 11 ft. lot width Developmental Variance (Ordinance requires 100 ft.); and a 4,930 sq. ft. lot area Developmental Variance (Ordinance requires 20,000 sq. ft.) to allow for the construction of a residence on Proposed Parcel 2.
 Location: Southwest corner of State Line Road and CR 133, common address of 14018 State Line Road in York Township, zoned A-1. 14018State LineRd-140224-1

SPECIAL USE

- B. Petitioner: ***Blackjack Enterprises, LLC*** **(Page 4)**
 Petition: for an amendment to an existing Special Use for warehousing and storing (Specifications F - #44) to add additional self-storage buildings.
 Location: East side of CR 11, 1,100 ft. South of CR 6, common address of 53218 CR 11 in Osolo Township, zoned A-1. 53218CR 11-140211-1

9:00 A.M. (CAMPANELLO)

C. Petitioner: ***Elias Ray & Judith Martin (lessors) and Phillip Martin (lessee)*** (Page 5)

Petition: for a Special Use for an agri-business for welding and repairs of farm machinery and equipment (Specifications F - #56).

Location: East side of CR 17, 550 ft. South of CR 44, common address of 68120 CR 17 in Jackson Township, zoned A-1. 68120CR 17-140224-2

D. Petitioner: ***Elias Ray & Judith Martin*** (Page 6)

Petition: for a Special Use for an agri-business (Specifications F - #56).

Location: Southwest corner of CR 142 and CR 17, common address of 22154 CR 142 in Union Township, zoned A-1. 22154CR 142-140224-1

SPECIAL USE/DEV. VARIANCES 9:30 A.M. (HOMAN)

E. Petitioner: ***Ernest E. & Laverda M. Yoder, Trustees of The Yoder Family Revocable Living Trust of July 22, 2002*** (Page 7)

Petition: for a Special Use for a home workshop/business for bike repair (Specifications F - #45) 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 20, 1,000 ft. East of SR 13, common address of 12292 CR 20 in Middlebury Township, zoned A-1. 12292CR 20-140224-1

F. Petitioner: ***PECF Enterprises, Inc. and Indiana Corporation*** (Page 8)

Petition: for a Special Use to allow for a wireless communications facility (Specifications F - #31.50), for a 15 ft. Developmental Variance to allow for the placement of a tower 10 ft. from the East side property line (Ordinance requires 25 ft.) and for a 15 ft. Developmental Variance to allow for said tower 10 ft. from the South rear property line (Ordinance requires 25 ft.).

Location: South side of Beck Dr., at the South end of Chelsea Lane, 2,500 ft. East of CR 17, being Lot 1 of Beck Industrial Park Minor Sub No. 1, common address of 21520 Beck Drive in Jefferson Township, zoned M-2. 21520BeckDr-140221-1

10:00 A.M. (WOLGAMOOD)

G. Petitioner: ***Tri-County Land Trustee Corporation (land contract holder) and John A. & Sue J. Miller (land contract purchaser)*** (Page 9)

Petition: for a Special Use for a home workshop/business for equine supplies (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: South side of CR 18, 3/4 mile East of CR 43, common address of 10348 CR 18 in Middlebury Township, zoned A-1. 10348CR 18-140224-1

USE VARIANCE

H. Petitioner: *John A. & Sara Miller (life estate)* (Page 10)
Melvin & Esther L. Miller
Petition: for a Use Variance to allow for two existing dwellings and for the construction of a third dwelling and an accessory structure on a parcel.
Location: South side of CR 18, 1/4 Mile West of CR 43, common address of 11232 CR 18 in Middlebury Township, zoned A-1. 11232CR 18-140220-1

USE VARIANCE/DEV. VARIANCES 10:30 A.M. (HESSER)

I. Petitioner: *Tom M. & Melissa A. Heintzberger (buyers)* (Page 11)
and Lamar J. & Jolee Wingard (sellers)
Petition: for a Use Variance to allow for the construction of an accessory structure without a residence, and for a 4 ft. Developmental Variance to allow for said accessory structure 46 ft. from the centerline of the right-of-way of Baugo Avenue (Ordinance requires 50 ft.) .
Location: Southeast corner of Baugo Avenue and Hoover Avenue, 750 ft. South of CR 22, being part of Lot 23 of Frederick’s Baugo Creek Add., common address of Baugo Avenue in Baugo Township, zoned R-1. 000BAUGO AVENUE-140212-1

J. Petitioner: *David E. & Kathryn Miller* (Page 12)
Petition: for a Use Variance for the construction and sale of buggies 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: South side of CR 34, 1,160 ft. East of CR 33, common address of 14782 CR 34 in Clinton Township, zoned A-1. 14782CR 34-140224-1

TABLED ITEM 11:00 A.M. (MILLER)

K. Petitioner: *Juvenal Moreno* (Page 13)
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: North side of North Park Avenue, 1,635 ft. East of CR 9, being Lots 174, 173, and the West 16 ft. of 172, common address of 25681 North Park Ave. in Osolo Township, zoned R-2. 25681North ParkAve-131018-1

PUBLIC MEETING ITEM (time of review at the discretion of the Board of Zoning Appeals)

- Amendments to the Elkhart County Advisory Board of Zoning Appeals Rules of Procedure

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

ADJOURNMENT