

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

NOVEMBER 20, 2014
8:30 A.M.

DEPARTMENT OF PUBLIC SERVICES
MEETING ROOMS A & B
4230 ELKHART ROAD, GOSHEN, INDIANA

Call to Order

Roll Call

ELECTION OF CHAIRMAN

Approval of Minutes of the last regular meeting of the Elkhart County Board of Zoning Appeals held on the 16th day of October 2014.

Elkhart County Zoning Ordinance and Staff Report materials are to be entered as evidence for today's hearings.

DEVELOPMENTAL VARIANCES 8:30 A.M. (HOMAN)

A. Petitioner: **Michael Vanderpool and Shawn M. Berchiatti** (Page 3)
Petition: for a 2 ft. lot width Developmental Variance to allow for the construction of a residence (Ordinance requires 80 ft.), and a Developmental Variance to allow for the construction of said residence on property served by and unimproved and non-maintained county road.
Location: Southeast side of Southwest/Northeast alley, 230 ft. Northeast of US 33, 426 ft. Southeast of CR 44, common address of 68106 US 33 in Benton Township, zoned R-1. 68106US 33-141020-1

B. Petitioner: **John A. Gilbert, Jr. & Amy Dawn Gilbert** (Page 4)
Petition: for a Developmental Variance to allow for the construction of a residence on property served by an access easement.
Location: North side of SR 120, 1,670 ft. East of CR 35, in York Township, zoned A-1. 00SR 120-141020-1

9:00 A.M. (HESSER)
C. Petitioner: **ECB Real Estate Holdings, LLC** (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 CR 43, 1,300 ft. South of SR 120, in York Township, zoned A-1. 000CR 43-140826-1

SPECIAL USE MOBILE HOME

D. Petitioner: ***J. D. & Judith K. Garner (buyers) and Jerry & Juanita Vannoster (sellers)*** (Page 6)

Petition: for a Special Use for a mobile home.

Location: East side of CR 23, 240 ft. South of 1st Street, common address of 68382 CR 23 in Jackson Township, zoned A-1. 68382CR 23-140909-1

SPECIAL USES

9:30 A.M.

(WOLGAMOOD)

E. Petitioner: ***Lee M. & Jaimene N. Garner (buyers) and J. D. & Judy Garner (sellers)*** (Page 7)

Petition: for a Special Use for a home workshop/business for massage therapy (Specifications F - #45).

Location: North side of CR 142, 1,929 ft. West of CR 121, common address of 19767 CR 142 in Jackson Township, zoned A-1. 19767SR 142-141020-1

F. Petitioner: ***Marion E. & Mary Bontrager*** (Page 8)

Petition: for a Special Use for an agricultural use for the keeping of horses on a tract of land containing less than three acres (Specifications F - #1).

Location: North side of SR 4, ½ mile East of CR 35, common address of 13763 SR 4 in Clinton Township, zoned A-1. 13763SR 4-141015-1

10:00 A.M.

(CAMPANELLO)

G. Petitioner: ***St. James Boxing Club, Inc.*** (Page 9)

Petition: for a Special Use renewal for a youth and adult recreational center (Specifications F - #20).

Location: North side of Old US 33, South of LaRue Street at intersection, 500 ft. East of CR 3, being Lots 5-1-4 & Tri W side lot, common address of 28867 Old US 33 in Baugo Township, zoned M-2. 28867OLD US 33-1411020-1

H. Petitioner: ***Ryan S. & Teresa K. Penner*** (Page 10)

Petition: for a Special Use for a home workshop/business for a wholesale greenhouse (Specifications F - #45).

Location: West side of SR 19, 1,303 ft. South of CR 30, common address of 62269 SR 19 in Olive Township, zoned A-1. 62269SR 19-141020-1

10:30 A.M.

(HOMAN)

I. Petitioner: ***James Carl Isza (landowner) and Kurtiz Rochefort (business operator/renter of property)*** (Page 11)

Petition: for a Special Use for warehousing and storing (park a commercial vehicle) in an A-1 District (Specifications F - #44).

Location: North side of Janet Street, 450 ft. East of Ash Road, 1,400 ft. North of CR 10, being Lot 13 of Peck's 2nd Sub., common address of 30909 Janet St. in Cleveland Township. 30909JanetSt-140923-1

J. Petitioner: **Marvin & Malinda Miller** (Page 12)
Petition: for a Special Use for a home workshop/business for a bakery (Specifications F - #45).
Location: South side of CR 48, 1 mile east of CR 133, common address of 13836 CR 48 in Benton Township, zoned A-1. 13836CR 48-141020-1

11:00 A.M. (WOLGAMOOD)

K. Petitioner: **Country Echoes Attn: Michael R. Hostetler (buyer) and Mahlon & Marie Hostetler (sellers)** (Page 13)
Petition: for a Special Use for a school (Specifications F - #38).
Location: South side of CR 144, 800 ft. West of CR 3, common address of CR 144 in Locke Township, zoned A-1. 0CR 144-141017-1

USE VARIANCES

L. Petitioner: **Leon & Susan L. Miller** (Page 14)
Petition: for a Use Variance to allow for the construction of a second dwelling on a parcel.
Location: West side of CR 33, 1,572 ft. North of CR 38, common address of 64713 CR 33 in Clinton Township, zoned A-1. 64713County Road33-141014-1

M. Petitioner: **Nelson L. Lehman & Esther Lehman and Daniel R. Bontrager & Ruby F. Bontrager** (Page 15)
Petition: for a Use Variance for a business repacking and selling bulk foods in an A-1 district.
Location: West side of CR 31, 550 ft. South of CR 36, common address of 64091 CR 31 in Elkhart Township. 64091CR 31-141013-1

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

ADJOURNMENT