

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

OCTOBER 16, 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 18th day of September 2014.

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

SPECIAL USE

8:30 A.M.

(MILLER)

- A. Petitioner: ***Osolo Township Volunteer Fire Department, Inc.*** (Page 8)
Petition: for an amendment to an existing Special Use for a fire station (Specifications F - #27) to allow for a wireless communications facility (Specifications F - #31.50).
Location: South side of Buddy Street, 160 ft. East of CR 11, being Lots 3, pt of 2, and pt of 1 of Berry's Subdivision, common address of 24936 Buddy St. in Osolo Township, zoned R-1. 24936BuddySt-140923-1

SPECIAL USE/DEV. VARIANCES

- B. Petitioner: ***Ottis & Patricia E. Clemons*** (Page 9)
Petition: for a Special Use to allow for an agricultural use (keeping of 11 chickens (hens)) on property containing less than three acres (Specifications F - #1) and for a Developmental Variance to allow six existing accessory buildings on both parcels to be closer than 10 ft. to the rear property line with the closest building being 4 ft. (Ordinance requires 10 ft.).
Location: North side of Willard Road, 1,200 ft. West of CR 5, common address of 27791/27777 Willard Road in Osolo Township, zoned A-1. 27791/27777WILLARD ROAD-140917-1

9:00 A.M.

(CAMPANELLO)

- C. Petitioner: ***Robert E. Howard & Mary J. Howard*** (Page 10)
Petition: for a Special Use for a home workshop/business for a photography studio to be operated by the petitioner's son (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: East side of CR 11, 1,200 ft. North of CR 4, common address of 51780 CR 11 in Osolo Township, zoned A-1. 51780CR 11-140918-1
- D. Petitioner: ***Galen W. Yoder & Eilene K. Yoder*** (Page 11)
Petition: for a Use Variance for a heating and renewable energy business in an A-1 district.
Location: East side of CR 31, 1,900 ft. South of CR 20, common address of 58856 CR 31 in Middlebury Township. 58856CR 31-140922-1

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

- *Southside Elementary School – 95-1404 – major/minor change for a site plan amendment for an existing Special Use.*
- *Review of Zoning Ordinance consolidated draft.*

ADJOURNMENT