

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

APRIL 15, 2015
8:45 A.M.

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

Call to Order

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

DEVELOPMENTAL VARIANCES

8:45 A.M.

- A. Petitioner: ***Dale W. & Mary E. Swihart*** (Page 1)
Petition: for a 25 ft. Developmental Variance to allow for the construction of a detached garage 25 ft. from the centerline of the right-of-way of Maplewood Drive (Ordinance requires 50 ft.).
Location: West side of Maplewood Drive, 1,510 ft. North of Lake Drive, being Lot 20 of Maplewood, common address of 51235 Maplewood Dr. in Osolo Township, zoned R-2. 51235Maplewood Dr-150316-1
- B. Petitioner: ***Miller Builders, Inc.*** (Page 2)
Petition: for a 7 to 1 depth to width ratio Developmental Variance for proposed Lots 1, 2, & 3 of Deerfield Estates Section Three, for a 50 ft. lot width Developmental Variance for said proposed Lots 2 & 3, and for a 42 ft. lot width Developmental Variance for said proposed Lot 1 to allow for the construction of residences.
Location: North side of CR 2, 800 ft. East of Deer Hollow Drive, being Lots 6-18, 198 and 199 of Deer Hollow Estates, in Cleveland Township, zoned A-1. 00000CR02-150316-1
- C. Petitioner: ***Daniel & Annette K. Strahm*** (Page 3)
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: South side of CR 20, 312 ft. East of CR 117, common address of 21448 CR 20 in Jefferson Township, zoned A-1. 21448CR 20-150306-1

- D. Petitioner: ***Leon E. & Marlene Sue Slabach, Trustees
of the Slabach Family Revocable Living
Trust of December 3, 2002*** (Page 4)
- Petition: for a Developmental Variance to allow the total square footage of an accessory dwelling unit with attached personal storage space to exceed the maximum gross floor area allowed.
- Location: North side of CR 32, 1,100 ft. West of CR 41, common address of 11715 CR 32 in Clinton Township, zoned A-1. 11715CR 32-150313-1
- E. Petitioner: ***Gregg Fore (buyer) and Stephen C. &
Sandra F. Brown (sellers)*** (Page 5)
- Petition: for a 6 ft. Developmental Variance to allow for the constuction of an addition to an attached garage 0 ft. from the East property line (Subdivision requires 6 ft.).
- Location: North side of Bridgetown Road, 833 ft. North of Old Port Cove, 915 ft. West of Bayridge Drive, 255 ft. North of Vistula Street (SR 120), 3,380 ft. East of CR 21, being part of Lots 79 and 80 of Bayridge Sec. 3, common address of 3327 Bridgetown Road in Washington Township, zoned R-1 PUD. 3327BridgetownRd-150316-1
- F. Petitioner: ***Daniel Bontrager, Jr. & Nora J. Bontrager*** (Page 6)
- Petition: for a 20 ft. Developmental Variance to allow for the construction of a personal storage/agricultural building 100 ft. from the centerline of the right-of-way of SR 120 (Ordinance requires 120 ft.).
- Location: South side of SR 120, 2,300 ft. East of CR 39, common address of 11820 SR 120 in York Township, zoned A-1. 11820SR 120-150313-1