

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

AUGUST 20, 2015
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 16th day of July 2015.

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

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

- A. Petitioner: ***Thomas Gene & Marcia Ann Parcell*** (Page 6)
Petition: for a 4 ft. Developmental Variance to allow for the construction of an addition to an existing residence 6 ft. from the North side property line (Ordinance requires 10 ft.).
Location: East side of Elkhart Road (CR 3), 204 ft. North of Orchard Park Drive, common address of 302 N. Elkhart Street in Olive Township, zoned R-1.
302NElkhartSt-150706-1

SPECIAL USES

- B. Petitioner: ***John & Kesha Eicher (buyers) and Robert E. & Kathy R. Burris (sellers)*** (Page 7)
Petition: for an amendment to an existing Special Use for a beauty shop to include one nail technician.
Location: South side of Sunnyside Ave., 350 ft. East of CR 45, being Lot 1 of Laird's Happy Acres, common address of 24002 Sunnyside Ave. in Concord Township, zoned R-2.
24002SunnysideAve-150713-1

9:00 A.M. (CAMPANELLO)

C. Petitioner: ***Larry & Carolyn King*** (Page 8)
Petition: for a Special Use for a home workshop/business for a dent and bent and surplus store.
Location: North side of SR 120 at the North end of CR 43, common address of 10871 SR 120 in York Township, zoned A-1. 10871SR 120-150713-1

D. Petitioner: ***Lisa K. Garner (buyer) and Bryan & Paige Palmer (sellers)*** (Page 9)
Petition: for a Special Use for a home workshop/business for a dog grooming business.
Location: West side of CR 113 (Graydale Road), 445 ft. South of Martin Avenue, common address of 59781 County Road 113 in Concord Township, zoned R-1. 59781County Road 113-150713-1

9:30 A.M. (MILLER)

E. Petitioner: ***Douglas L. & Sharon R. Delagrange*** (Page 10)
Petition: for an amendment to an existing Special Use for warehousing and storing of a commercial vehicle (concession trailer) to allow the concession trailer to be parked outside and to allow food storage within an existing detached garage.
Location: 650 ft. South off of CR 126, 3,400 ft. West of CR 19, common address of 21144-2 CR 126 in Jefferson Township, zoned A-1. 21144-2CR 126-150713-1

SPECIAL USE/DEVELOPMENTAL VARIANCE

F. Petitioner: ***Lester Shirk & Margaret Shirk, H & W as to an undiv. 1/2 int., and Leland M. Shirk, an undiv. 1/2 int.*** (Page 11)
Petition: for a Special Use for an agricultural use for the keeping of horses on a tract of land containing less than three acres (Section 5.3.28) 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 15, 2,230 ft. South of CR 32, common address of 63424 CR 15 in Harrison Township, zoned A-1. 63424CR 15-150710-1

10:00 A.M. (HOMAN)

G. Petitioner: ***Missionary Church North Central District Inc.*** (Page 12)
Petition: for an amendment to an existing Special Use for a church to allow for the placement of an electronic message board and a Developmental Variance to allow for the placement of said electronic message board within 300 ft. of a residence.
Location: Southwest corner of Old CR 17 and CR 18, common address of 57595 Old County Road 17 in Concord Township, zoned A-1. 57595Old County Road 17-150713-1

- H. Petitioner: ***Jason & Amanda Demien*** (Page 13)
Petition: for a Special Use for a home workshop/business to allow for instruction of wrestling & baseball/softball hitting in an A-1 district and a Developmental Variance to allow for the placement of a sign 32 ft. from centerline of the right-of-way.
Location: West side of CR 15, 1,000 ft. North of CR 30, common address of 61809 CR 15 in Harrison Township. 61809CR 15-150706-2

USE VARIANCE

10:30 A.M. (HESSER)

- I. Petitioner: ***Stutzman Eli A/Elsie M Trustee Stutzman Tr (ea Life Estate)*** (Page 14)
Petition: for a Use Variance for a third residence on a parcel.
Location: North side of CR 34, 1,500 ft. East of CR 33, common address of 14673 CR 34 in Clinton Township, zoned A-1. 14673CR 34-150701-1

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

ADJOURNMENT