

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

JUNE 18, 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 21st day of May 2015.

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

DEV. VARIANCE

8:30 A.M.

(HESSER)

- A. Petitioner: *Larry E. Yoder (buyer) and Marvin L. & Erma T. Miller (sellers)* (Page 6)
Petition: for a Developmental Variance to allow for the construction of a residence and barn on property served by an access easement.
Location: 320 ft. East off of CR 35, 2,300 ft. South of CR 22, in Middlebury Township, zoned A-1. CR 35-150518-1

SPECIAL USES

- B. Petitioner: *Jennifer Schuetz* (Page 7)
Petition: for a Special Use for an agricultural for the keeping of one pot-belly pig in an R-1 district.
Location: West side of Quebec Street, 215 ft. North of Byrd Street, being Lots 178 & 179 of Riverdale, common address of 57973 Quebec Street in Concord Township. 57973QuebecSt-150515-1

9:00 A.M.

(CAMPANELLO)

- C. Petitioner: *Nathaniel W. Babcock and April M. Babcock* (Page 8)
Petition: for a Special Use for an agricultural use for the keeping of 15 chickens on a tract of land containing three acres or less.
Location: South side of Rebecca Drive, 850 ft. West of CR 15, 450 ft. South of CR 26, being Lot 22 of Ferndale Sub. 1st. Extension, common address of 23152 Rebecca Drive in Concord Township, zoned A-1. 23152RebeccaDr-150504-1

D. Petitioner: ***Middlebury Community Schools*** (Page 9)
Petition: for an amendment to the site plan of an existing Special Use for a school to include a concession/restroom building and a transportation building.
Location: Northwest corner of Northridge Drive and Wayne Street (CR 16), 800 ft. Northeast of US 20, common address of 56853 Northridge Drive in Middlebury Township, zoned A-1. 56853NorthridgeDr-150512-1

9:30 A.M. (SCHIRR)

E. Petitioner: ***Life Tabernacle Church Inc.*** (Page 10)
Petition: for an amendment to an existing Special Use for a church to allow for relocation of proposed structures and addition of new structures.
Location: Northeast corner of CR 26 and CR 13, in Concord Township, zoned R-1. 00000CR 13-150518-1

F. Petitioner: ***Shawn J. & Monica J. Stutzman*** (Page 11)
Petition: for a Special Use for an agricultural use for the keeping of chicken on a tract of land containing three acres or less.
Location: West side of Heritage Way, 700 ft. East of CR 18, being Lot 17 of Indian Creek Colony, common address of 19616 Heritage Way in Jefferson Township, zoned A-1. 19616HeritageWay-150518-1

10:00 A.M. (MILLER)

G. Petitioner: ***Elkhart Christian Academy, Inc.*** (Page 12)
Petition: for an amendment to an existing Special Use for a school to allow for the construction of a gymnasium.
Location: Northeast corner of CR 22 and CR 9, common address of 25943 CR 22 in Concord Township, zoned R-1. 25943CR 22-150515-1

H. Petitioner: ***Phyllis E. Hess*** (Page 13)
Petition: for a Special Use for an agricultural use for the keeping of a pot-belly pig in a R-1 district.
Location: Northwest side of Decamp Boulevard, 730 ft. South of River Garden Drive, being Lot 59 of Replat of Lots 26 to 31 Inclusive in Decamp, common address of 57319 Decamp Blvd. in Concord Township. 57319DecampBlvd-150508-1

SPECIAL USE/DEV. VARIANCES **10:30 A.M.** (HOMAN)

I. Petitioner: ***Borkholder Trust, Larry J. Borkholder and Alta Mae Borkholder, as Co-Trustees*** (Page 14)
Petition: for an amendment to an existing Special Use for a home workshop/business for a woodworking business to allow for furniture finishing, and an amendment to an existing Developmental Variance to allow the total square footage of accessory structures to exceed the total square footage in the primary structure (residence) to allow for the construction of an additional building for furniture finishing.

Location: North side of CR 34, 840 ft. East of CR 33, and East side of CR 33, 1,350 ft. North of CR 34, common address of 14835 CR 34 in Clinton Township, zoned A-1. 14835CR 34-150518-1

- J. Petitioner: ***Robert G. & Cindy L. Metzger*** (Page 15)
Petition: for a Special Use for a home workshop/business for custom woodworking and a Developmental Variance to allow for two 12 sq. ft. signs for said home workshop/business (Ordinance allows one 4 sq. ft. sign).
Location: West side of CR 3, 850 ft. North of CR 42, common address of 66847 CR 3 in Olive Township, zoned A-1. 66847CR 3-150424-1

- 11:00 A.M.** (CAMPANELLO)
- K. Petitioner: ***Richard Miller, Loranna Miller, Wayne E. Miller, and Ruth Ann Miller*** (Page 16)
****PUBLIC HEARING OPEN****
Petition: for a Special Use to allow for a woodworking business in an A-1 district 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: North side of CR 24, 250 ft. East of CR 43, common address of 10673 CR 24 in Middlebury Township. 10673CR 24-150413-1

USE VARIANCES

- L. Petitioner: ***Michael H. Titus*** (Page 17)
Petition: for a Use Variance to allow for the construction of an accessory structure without a residence.
Location: Southeast side of CR 1, 240 ft. Southeast of Cobus Lake Drive, being Lot 2 of Cleveland Estates, common address of 53460 CR 1 in Cleveland Township, zoned A-1. 53460CR 1-150518-1

- 11:30 A.M.** (HESSER)
- M. Petitioner: ***Nusbaum Investments, LLC (buyer) and Traco, LLC (seller)*** (Page 18)
Petition: for a Use Variance for warehousing and storing automobiles.
Location: North side of CR 38, 1,114 ft. East of CR 17, common address of 21825 CR 38 in Elkhart Township, zoned A-1. 21825CR 38-150515-1

TABLED ITEM

- N. Petitioner: ***Lee Andrew & Rachael Elizabeth Miller*** (Page 19)
Petition: for a Special Use for a mobile home.
Location: West side of CR 27, 3,200 ft. South of US 20, common address of 57547 CR 27 in Jefferson Township, zoned A-1. 57547CR 27-150408-1

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

- *Wakarusa Historical Society – 95-2901 - major/minor change to site plan*

ADJOURNMENT