

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS

MAY 21, 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 16<sup>th</sup> day of April 2015.

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

### SPECIAL USE MOBILE HOME

8:30 A.M.

(HESSER)

- A. Petitioner: *Lee Andrew & Rachael Elizabeth Miller* (Page 4)  
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

### SPECIAL USES

- B. Petitioner: *Matthew B. & Sarah Brady* (Page 5)  
Petition: for a Special Use for the keeping of chickens and goats on a tract of land containing less than three acres.  
Location: North side of CR 28, 350 ft. West of CR 13, common address of 24051 CR 28 in Concord Township, zoned A-1. 24051CR 28-150413-1

9:00 A.M.

(MILLER)

- C. Petitioner: *Evan Stutzman (buyer) and Lowell D. Miller (seller)* (Page 6)  
Petition: for a Special Use for a home workshop/business for a fish farm.  
Location: East side of S. Main Street, 346 ft. South of Spring Street, common address of 416 S. Main Street in Middlebury Township, zoned R-1. 416SMAN STREET-150410-1

D. Petitioner: ***River Oaks Community Church of Elkhart Inc.*** (Page 7)  
Petition: for an amendment to an existing Special Use for a church to include outdoor recreation and a park.  
Location: East side of CR 115, 3,400 ft. South of CR 18, common address of 58020 County Road 115 in Concord Township, zoned A-1.  
58020County Road 115-150413-1

**9:30 A.M.** (SCHIRR)

E. Petitioner: ***Daniel J. Yoder and Susan Yoder*** (Page 8)  
Petition: for an amendment to an existing Special Use for a commercial greenhouse in an A-1 district to allow for the construction of a storage building.  
Location: West side of CR 31, 0.17 miles South of CR 36, common address of 64165 CR 31 in Elkhart Township. 64165CR 31-150410-1

F. Petitioner: ***Community Church of Waterford*** (Page 9)  
Petition: for an amendment to an existing Special Use for a church to allow for the construction of an accessory building.  
Location: East side of CR 21, 900 ft. South of CR 38, common address of 65154 CR 21 in Elkhart Township, zoned A-1. 65154CR 21-150410-1

**SPECIAL USE/DEV. VARIANCES** **10:00 A.M.** (CAMPANELLO)

G. Petitioner: ***Scott & Arlene Heflin (buyers) and Elaine M. Earnhart, Personal Representative (seller)*** (Page 10)  
Petition: for a Special Use for an existing home workshop/business for golf cart modification and accessories retail and a Developmental Variance to allow for an existing 48 sq. ft. sign (Ordinance allows maximum of 4 sq. ft.).  
Location: West side of CR 7, 2,000 ft. North of Bristol Street (CR 10), common address of 54125 CR 7 in Osolo Township, zoned R-1. 54125CR 7-150413-1

H. Petitioner: ***Verlin O. & Norma Schlabach*** (Page 11)  
Petition: for a Special Use for a home workshop/business for a sharpening shop and for a Developmental Variance to allow the total square footage of accessory structures to exceed the total square footage in the primary structure.  
Location: East side of CR 35, 989 Ft. South of CR 22, common address of 58304 CR 35 in Middlebury Township, zoned A-1. 58304CR35-150413-1

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

I. Petitioner: ***Martin W. Metzger and Sheri L. Metzger (buyers) and Clyde B. Selby and Katrina K. Selby (sellers)*** (Page 12)  
Petition: for a Use Variance to allow for the construction of a second dwelling on a parcel.  
Location: North side of CR 40, 780 ft. West of CR 1, common address of 30159 CR 40 in Olive Township, zoned A-1. 30159CR 40-150413-1

J. Petitioner: ***Roy Schwartz (land contract purchaser) and  
The Verna I. Zook Revocable Trust (land contract holder)*** (Page 13)  
Petition: for a Use Variance for warehousing and storing of semi tractors and trailers.  
Location: North side of CR 48, 1,414 ft. West of CR 127, in Jackson Township, zoned  
A-1. 000CR 48-150413-1

**USE VARIANCE/DEV. VARIANCES 11:00 A.M. (HESSER)**

K. Petitioner: ***Richard Miller, Loranna Miller,  
Wayne E. Miller, and Ruth Ann Miller*** (Page 14)  
Petition: for a Use Variance 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

L. Petitioner: ***Bryan Lee Fox and Kim Annette Fox*** (Page 15)  
Petition: for a Use Variance to allow for the residential use (detached accessory  
building) in a B-3 district and a 7 to 1 depth to width ratio Developmental  
Variance to allow for the construction of said detached accessory building.  
Location: West side of intersection of North Main Street and Fourth Street, 890 ft.  
North of Market Street (CR 46), 840 ft. East of SR 15, common address of  
68327 N. Main Street in Jackson Township. 68327N. MainSt-150410-1

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

- *Creekside Church of the Brethren – major/minor change to Special Use for a church – 20034060.*

**ADJOURNMENT**