

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

SEPTEMBER 17, 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 20th day of August 2015.

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

DEVELOPMENTAL VARIANCES

8:30 A.M.

(MILLER)

- A. Petitioner: ***Dale B. Jr. & Jewel Jodell Love*** (Page 1)
Petition: for a 7 to 1 depth to width ratio Developmental Variance and a 75 ft. lot width Developmental Variance to allow for the construction of a residence (Ordinance requires 100 ft.).
Location: West side of CR 13, 2,100 ft. North of CR 30, common address of 61601 CR 13 in Harrison Township, zoned A-1. 61601CR 13-150810-1
- B. Petitioner: ***Steve M. & Joan W. Bontrager*** (Page 2)
Petition: for a Developmental Variance to allow for the total square footage of an accessory dwelling to exceed what is allowed by Ordinance.
Location: South side of CR 42, 883 ft. East of CR 37, common address of 12800 CR 42 in Benton Township, zoned A-1. 12800CR 42-150810-1
- C. Petitioner: ***Baugo Community Schools, an Indiana School Corporation*** (Page 3)
Petition: for an 11 sq. ft. Developmental Variance to allow for a 111 sq. ft. sign (Ordinance limit 100 sq. ft.).
Location: West side of CR 3, 280 ft. South of CR 24, common address of 58903 CR 3 in Baugo Township, zoned A-1. 58903CR 3-150803-1

D. Petitioner: ***Matt & Amy Burridge (buyers) and William & Carrie Clark (sellers)*** (Page 4)
Petition: for a 7 to 1 depth to width ratio Developmental Variance and a 50 ft. lot width Developmental Variance to allow for the construction of a residence (Ordinance requires 100 ft.).
Location: West side of CR 43, 2,130 ft. South of CR 10, in York Township, zoned A-1. 000CR 43-150817-1

9:30 A.M. (CAMPANELLO)

E. Petitioner: ***Kevin J. & Wendy Nice*** (Page 5)
Petition: for a 108 ft. Developmental Variance to allow for the installation of a ground mount solar array system 12 ft. from the East side property line (Ordinance requires 120 ft.).
Location: North side of CR 126, 750 ft. West of CR 19, common address of 20643 CR 126 in Jefferson Township, zoned A-1. 20643 CR 126-150813-1

SPECIAL USES

F. Petitioner: ***Loren D. Beachy*** (Page 6)
Petition: for a Special Use for an agricultural use (keeping of horses) on property containing less than three acres.
Location: East side of Bristol Avenue, 1,240 ft. North of CR 14, common address of 614 Bristol Avenue in Middlebury Township, zoned A-1. 614BRISTOL AVENUE-150730-1

10:00 A.M. (HOMAN)

G. Petitioner: ***Pine Crest Farms, Inc. c/o Vernon Jay Miller*** (Page 7)
Petition: for a Special Use for an indoor recreational rental facility.
Location: Southwest corner of CR 131 and CR 33, East side of CR 131, North side of CR 34, common address of 15229 CR 34 in Clinton Township, zoned A-1. 15229CR 34-150817-1

H. Petitioner: ***Lee & Pamela J. Adams (buyers) and Mikel & Linda Wagner (sellers)*** (Page 8)
Petition: for a Special Use for an animal rescue (cats).
Location: South side of CR 24, 500 ft. West of CR 11, common address of 25138 CR 24 in Concord Township, zoned A-1. 25138CR 24-150817-1

USE VARIANCES

10:30 A.M. (HESSER)

I. Petitioner: ***Timothy W. & Monica S. Miller (buyers) and Hoosier Holdings, LLC, an Indiana Limited Liability Company*** (Page 9)
Petition: for a Use Variance to allow for the construction of an accessory structure prior to the construction of a residence.
Location: East side of CR 19, 900 ft. South of CR 36, in Elkhart Township, zoned A-1. 00000CR 19-150817-1

J. Petitioner: **John C. Babcock** (Page 10)
Petition: for a Use Variance for warehousing and storing of recreational vehicles.
Location: South side of SR 120, 983 ft. East of CR 131, common address of 15066 SR
120 in York Township, zoned A-1. 15066SR 120-150810-1

SHOW CAUSE HEARING

K. Petitioner: **James H. Boyer (land contract holder) and
Terry A. Miller (land contract buyer)**
Petition: Requested rescission of Special Use for failure to comply with
condition(s) and/or commitment(s) imposed by the Board of Zoning
Appeals.
Location: property with the common address of 20566 US Highway 6, Milford, IN
46542 20566US Highway 6-120424-1

TABLED ITEM

L. Petitioner: **Larry & Carolyn King** (Page 11)
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

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

- *Elkhart County 4-H Fairgrounds – Special Use granted 06/29/73 - request for major/minor change to demolish and rebuild an existing dairy barn.*
- *Ernest E. & Laverda M. Yoder, Trustees of the Yoder Family Revocable Living Trust of July 22, 2002 – Special Use/Developmental Variance granted 03/20/14 – request for major/minor change to a site plan.*
- *Michael E. & Denise C. Murphy – Use Variance granted 4/16/15 – request for major/minor change to a site plan.*

ADJOURNMENT