

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

APRIL 21, 2016
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 17th day of March 2016.

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

DEVELOPMENTAL VARIANCE

8:30 A.M.

(LYON)

A. Petitioner: ***Karl D. Slabach (Owner/Buyer) and Kevin V. and Ruth Ann Miller (Sellers)*** (Page 1)

Petition: for a Developmental Variance to allow for the construction of a residence and accessory/agricultural building on property served by an access easement.

Location: North side of CR 24, 2,350 ft. East of SR 13, in Middlebury Township, zoned A-1. 00000CR 24-160314-1

B. Petitioner: ***SLG Properties (buyer) and Ralph Holaway (seller)*** (Page 2)

Petition: for a 7 to 1 depth to width ratio Developmental Variance and for a 30 ft. lot width Developmental Variance to allow for the construction of residence (Ordinance requires 80 ft.).

Location: East side of State Road 19, 770 ft. West of Johnson Street, common address of 26145 CR 4 in Osolo Township, zoned R-2. 26145CR 4-160215-1

C. Petitioner: ***Steven and Ashley Williams*** (Page 3)

Petition: for a 19 ft. Developmental Variance to allow for the construction of a detached garage 31 ft. from centerline of the right-of-way of Mark Manor (Ordinance requires 50 ft.).

Location: Southwest corner of Mark Manor and Mark Manor, South of Sandalwood Drive, Southwest of US 20, common address of 56719 Mark Manor Dr in Concord Township, zoned R-1. 56719Mark ManorDr-160314-1

SPECIAL USE

9:00 A.M. (WEIRICK)

D. Petitioner: ***Martin L Lowe*** **(Page 4)**
 Petition: for a Special Use for an agricultural use for the keeping of chickens, pigs, and cows on a tract of land containing less than three acres.
 Location: East side of CR 23, 900 ft. South of CR 14, common address of 55412 CR 23 in Jefferson Township, zoned A-1. 55412CR 23-160219-1

E. Petitioner: ***Wayne and Sherrill Bontrager*** **(Page 5)**
 Petition: for a Special Use for a home workshop/business for buggy manufacture and repair.
 Location: East side of CR 43, 900 ft. South of CR 46, common address of 68630 CR 43 in Benton Township, zoned A-1. 68630CR 43-160303-1

9:30 A.M. (MILLER)

F. Petitioner: ***John A and Leona K Jones*** **(Page 6)**
 Petition: for a Special Use for a home workshop/business for a book store.
 Location: West side of SR 13, 1,933 ft. North of CR 40, common address of 65603 SR 13 in Clinton Township, zoned A-1. 65603SR 13-160311-1

G. Petitioner: ***John D. Bontrager and Jodi A. Bontrager*** **(Page 7)**
 Petition: for a Special Use for a home workshop/business for a fabric store.
 Location: South Side of CR 42, 2,397 ft. East of CR 37, common address of 12546 CR 42 in Benton Township, zoned A-1. 12546CR 42-160303-1

H. Petitioner: ***Sunrise Orchards Inc*** **(Page 8)**
 Petition: for a wireless communications facility.
 Location: South side of CR 38, 2,247 ft. East of CR 21, common address of 19498 CR 38 in Elkhart Township, zoned A-1. 19498CR 38-160314-1

10:00 A.M. (CAMPANELLO)

I. Petitioner: ***Ramer Enterprises, LLC*** **(Page 9)**
 Petition: for a wireless communications facility.
 Location: Southwest corner of CR 11 and CR 32, 4,200 ft. South of CR 30, in Harrison Township, zoned A-1. 00000CR 32-160314-1

J. Petitioner: ***TPM Real Estate, LLC*** **(Page 10)**
 Petition: for a Special Use for warehousing and storage in an A-1 zone.
 Location: South Side of CR 52, 900 ft. East of CR 133, common address of 14298 CR 52 in Benton Township, zoned A-1. 14298CR 52-160311-1

10:30 A.M. (HESSER)

K. Petitioner: ***Avery L. Aragona and Samuel L. Burns*** **(Page 11)**
 Petition: for a Special Use for warehousing and storage in an A-1 zone.
 Location: South side of CR 20, 268 ft. West of CR 31, common address of 16084 CR 20 in Jefferson Township, zoned A-1. 16084CR 20-160314-1

USE VARIANCE

L. Petitioner: ***Charlie W. Whitaker*** (Page 12)
Petition: for a Use Variance to allow for the construction of an accessory structure without a residence.
Location: 275 ft. North of SR 120, 830 ft. East of CR 131, in York Township, zoned R-2. 00000SR 120-160314-1

M. Petitioner: ***Michael L Closson*** (Page 13)
Petition: for an amendment to an existing Use Variance for a lawn service business to allow additional outside storage.
Location: Southwest corner of CR 31 and CR 20, common address of 58573 CR 31 in Jefferson Township, zoned A-1. 58573CR 31-160314-1

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

- *Dallas L and Karen M Pletcher (61759 11-150313-1) – minor change to existing Use Variance.*

ADJOURNMENT