

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

December 15, 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 November 2016.

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: ***Peter & Giwon Kim*** (Page 6)
Petition: for a Developmental Variance to allow for a residence on a property with no road frontage served by an access easement.
Location: West side of CR 8, 3,215 ft. North of CR 12, common address of 54595 CR 8 in York Township, zoned A-1. DV-0641-2016
- B. Petitioner: ***Jesus & Maricela Quezada*** (Page 7)
Petition: for a 2,170 sq. ft. lot area Developmental Variance to allow for the construction of a residence on proposed Lot A (Ordinance requires 20,000 sq. ft.) and for a 2,170 sq. ft. lot area Developmental Variance to allow for the construction of a residence on proposed Lot B (Ordinance requires 20,000 sq. ft.).
Location: North side of CR 40, 1,054 ft. West of CR 31, in Elkhart Township, zoned A-1. DV-0616-2016

SPECIAL USES

- C. Petitioner: ***Amos M. & Naomi M. Zimmerman*** (Page 8)
Petition: for a Special Use for a home workshop business for a produce stand.
Location: North side of CR 138, 1,170 ft. West of CR 11, common address of 25227 CR 138 in Harrison Township, zoned A-1. SUP-0608-2016

SPECIAL USE/DEVELOPMENTAL VARIANCE

K. Petitioner: *Angela Gradeless Blasko (Landowner), Charles & Nancy Kline (Land Contract Holders) and Gary Fouts (Land Contractor Purchaser)* (Page 16)

Petition: for a Special Use to allow for animal racing and/or training and for a Developmental Variance to allow for signs (including wall signs) larger than 8 sq. ft.

Location: West side of CR 27, 1,500 ft. South of CR 8, common address of 53845 CR 27 in Washington Township, zoned A-1. SUP-0613-2016

USE VARIANCE

L. Petitioner: *David J. & Fannie Mast* (Page 17)

Petition: for a Use Variance to allow for a second residence on a single parcel.

Location: West side of CR 43, 1,600 ft. South of CR 36, common address of 64353 CR 43 in Clinton Township, zoned A-1. UV-0638-2016

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

- *Jose Romeo Pineda (Buyer) and Willie's Construction Company, Inc. (Seller) (SUP-0124-2016) – for approval of a revised site plan with details regarding parking, hours of operation, signage, etc. – Tabled from November.*
- *2016 Agreement for legal services for Attorney Kolbus.*

ADJOURNMENT