

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS

FEBRUARY 18, 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 21<sup>st</sup> day of January 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: ***Philip D. & Linda R. Philippsen*** (Page 1)  
Petition: for a 1 ft. Developmental Variance to allow for the construction of an attached garage 9 ft. from the South side property line (Ordinance requires 10 ft.).  
Location: East side of River Shore Estates, 350 ft. East of River Shore Lane, 1,616 ft. North of CR 16, being Lot 17 of River Shore, common address of 55892 River Shore Est. in Baugo Township, zoned R-1.  
55892River Shore Est-160108-1

### **SPECIAL USES**

- B. Petitioner: ***Beau Bradley Compton*** (Page 2)  
Petition: for a Special Use for a home workshop/business for a home hair salon.  
Location: East side of Shady Lane, 200 ft. South of Sturdy Oak Drive, 2,300 ft. West of Cassopolis Street (SR 19), being Lot 47 of Sturdy Oak 6th Sub., common address of 51020 Shady Lane in Osolo Township, zoned R-1.  
51020ShadyLn-160119-1

C. Petitioner: ***Daniel R. Pressler & Sondra K. Pressler*** (Page 3)  
Petition: for a Special Use for an agricultural use for the keeping of beef cattle on a tract of land containing less than three acres.  
Location: North side of US 6, 1,000 ft. East of CR 25, common address of 18055 US 6 in Jackson Township, zoned A-1. 18055US 6-160113-1

**9:00 A.M.**      **(HESSER)**

D. Petitioner: ***Mark P. Nugent, Ashley L. Frost and Michael E. Mayse (deceased), Jt Ten Full Rt Surv*** (Page 4)  
Petition: for a Special Use for warehousing and storage of a commercial vehicle.  
Location: East side of CR 21, 553 ft. North of CR 104, common address of 52388 CR 21 in Washington Township, zoned A-1. 52388CR 21-151231-1

E. Petitioner: ***Spa, Inc. (buyer) and Sandra Bontrager (seller)*** (Page 5)  
Petition: for an amendment to an existing Special Use for a transitional living facility for women in an R-4/R-1 district to: change the owner and operator of the business of the business onsite; add addition Phases 1 through 3 and parking Phases 1 through 3 to the site plan; increase the number of women permitted from 16 to 20; increase the number of pickups/deliveries daily from 0 to 5; and increase the number of employees from 1 to 1 full-time and 8 part-time.  
Location: North side of US 20, 1,000 ft. West of CR 15, common address of 23221 US 20 in Concord Township. 23221US 20-160107-1

#### **USE VARIANCE**

F. Petitioner: ***AMMF Trustee Corporation (land contract holder) and David Farmald, (land contract purchaser)*** (Page 6)  
Petition: for a Use Variance to allow for the construction of a second dwelling on a parcel.  
Location: East side of CR 100, 376 ft. North of CR 52, common address of 71428 CR 100 in Locke Township, zoned A-1. 71428CR 100-160114-1

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

- *Waypoint Community Church (2007-2334) – minor change for an amendment to a site plan.*
- *Barry J. & Angie r. Taylor (buyers) and Slavic Church of Evangelical Christian-Baptist, Inc (seller) – request rescission of Special Use.*