

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

JUNE 16, 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 19^h day of May 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: ***Association for the Disabled of Elkhart County, Inc.*** (Page 7)
Petition: for a Developmental Variance for an electronic message center sign to be within 300 ft. of residence.
Location: South side of SR 120, 1,663 ft. East of CR 21, common address of 19620 SR 120 in Washington Township, zoned A-1. DV-0212-2016
- B. Petitioner: ***Joseph L. and Marilyn Miller*** (Page 8)
Petition: for a 7 to 1 depth to width ratio Developmental Variance to allow for the construction of a residence.
Location: East side of SR 13, 1,500 ft. North of CR 44, in Benton Township, zoned A-1. DV-0219-2016

SPECIAL USE

- C. Petitioner: ***Maria Calderon (Buyer) and Larry Raines (Seller)*** (Page 9)
Petition: for a Special Use for an auto salvage business in an M-2 zone.
Location: Northwest corner of Riley Ave and Morgan Street, common address of 58027 Riley Ave in Baugo Township. SUP-0231-2016

SPECIAL USE/ DEV. VARIANCE

10:30 A.M. (HESSER)

K. Petitioner: ***Robert W. and Amy C. Martin*** (Page 17)
Petition: for a Special Use for a wireless communications facility and for a 27 ft. Developmental Variance to allow for placement of a 150 ft. tower 125 ft. from the East side property line (requirement is 150 ft.).
Location: Northeast side of CR 129, 750 ft. West of CR 131, common address of 15933 CR 129 in Middlebury Township, zoned A-1. SUP-0215-2016

L. Petitioner: ***Jesse L. and Rebecca M. Denlinger*** (Page 18)
Petition: for a Special Use (1) for warehousing and storage for a concrete construction business, (2) for a Special Use for an agricultural use for the keeping of animals on a tract of land containing less than three acres in an A-1 zone, and (3) for a 20 ft. Developmental Variance to allow for the construction of an accessory structure 55 ft. from centerline of the right-of-way of CR 30 (Ordinance requires 75 ft.).
Location: North side of CR 30, 5,025 ft. West of CR 15, common address of 61964 CR 13 in Harrison Township. SUP-0155-2016

M. Petitioner: ***Paul W. Shirk, Jr. and Rosene S. Shirk, Trustees of the Shirk Family Revocable Living Trust*** (Page 19)
Petition: for a Special Use for a wireless communications facility and a 90 ft. Developmental Variance to allow for the placement of said facility’s tower 60 ft. from the North property line (Ordinance requires the height of the tower, or 150 ft.).
Location: Northwest corner of CR 142 and 17, common address of 22153 CR 142 in Union Township, zoned A-1. SUP-0224-2016

11:00 A.M. (CAMPANELLO)

N. Petitioner: ***Brandon and Amanda Schwartz*** (Page 20)
Petition: for a Special Use for a home workshop/business for pottery making and sales, and for a 15 ft. Developmental Variance to allow for the construction of a workshop building 25 ft. from South front property line of Rosedale Rd (Plat requires 40 ft. from property line).
Location: West side of CR 19, 756 ft. North of US 20, common address of 56815 CR 19 in Jefferson Township, zoned A-1. SUP-0209-2016

USE VARIANCE

O. Petitioner: ***George and Melissa Cornish*** (Page 21)
Petition: for a Use Variance to allow for the construction of an accessory structure on a parcel without a primary structure (residence).
Location: South side of 4th Street, 230 ft. Southwest of Heaton Vista, 1,300 ft. Southeast of CR 113, common address of 23047 Heaton Vista in Osolo Township, zoned R-2. UV-0210-2016

P. Petitioner: ***Dallas L. and Karen M. Pletcher*** (Page 22)
Petition: for a renewal of a Use Variance to allow for a food distribution service in an A-1 district.
Location: West side of CR 11, 1,200 ft. North of CR 30, common address of 61759 CR 11 in Harrison Township. UV-0211-2016

USE VARIANCE/ SPECIAL USE/ DEV. VARIANCE 11:30 A.M. (HESSER)

Q. Petitioner: ***Matthew Burkholder (Buyer) and Hochstetler Family Limited Partnership No. 2 (Seller)*** (Page 23)
Petition: for a Special Use for home workshop/business for machine repair, for a 7 to 1 depth to width ratio Developmental Variance to allow for the construction of workshop building, and for a Use Variance to allow for the construction of a second dwelling on a parcel.
Location: North side of CR 50, 1,355 ft. East of CR 3, common address of 28609 CR 50 in Locke Township, zoned A-1. SUP-0232-2016

TABLED ITEM

R. Petitioner: ***Helmut H. McClure and Rosemary G. McClure*** (Page 24)
Petition: for a renewal of an existing Use Variance to allow for the construction of a second dwelling on a parcel.
Location: South side of CR 4, 576 ft. East of CR 29, common address of 15860 CR 4 in York Township, zoned A-1. UV-0111-2016

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

- *Waypoint Community Church (2007-2334) – major/minor change for an amendment to a site plan.*
- *Pleasant Oaks Mennonite Church (Special Use 95-3944) – minor change for existing Special Use for a church to add food pantry and daycare services.*
- *Kelley appeal pending in the Elkhart Circuit Court.*