

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

MAY 19, 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 21st day of April 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: ***Dale H. McDougle and Wilma S. McDougle*** (Page 5)
Petition: for a 25 ft. Developmental Variance to allow for the construction of an addition to the attached garage of an existing residence 25 ft. from centerline of the right of way of Sunset Lane (Ordinance requires 50 ft.).
Location: Southwest corner of Lagoon Road and Sunset Lane, common address of 54303 Lagoon Rd in Concord Township, zoned R-1. DV-0120-2016

SPECIAL USE

- B. Petitioner: ***Griner Mennonite Church*** (Page 6)
Petition: for an amendment to an existing Special Use for a church for the addition of three recreational vehicle parking spaces and an enclosed pavilion.
Location: East side of SR 13, 2,665 ft. East of CR 37, common address of 12418 CR 20 in Middlebury Township, zoned A-1. SUP-0107-2016
- C. Petitioner: ***Daniel D Day and Deborah M Day*** (Page 7)
Petition: for an amendment to an existing Special Use for a home workshop business for a wood working shop to (1) increase the number of employees from 0 to 2, (2) change the business activity from hardwood panel and computer table manufacture to storage shed manufacture, (3) add an outdoor display of one shed (onsite product), and (4) add an additional sign.
Location: East side of CR 45 (Florence Ave), 3,260 ft. Southeast of US 20, common address of 24257 CR 45 in Concord Township, zoned R-2. SUP-0119-2016

9:00 A.M. (CAMPANELLO)

D. Petitioner: ***Tailwinds Homes (Landowner) and Ashley Meadows (Occupant)*** (Page 8)
Petition: for a Special Use to allow for an agricultural use (keeping of goats, chickens and rabbits) on a tract of land containing less than three acres.
Location: North side of CR 104, 550 ft. West of CR 15, common address of 22611 CR 104 in Osolo Township, zoned A-1. SUP-0118-2016

E. Petitioner: ***Jose Romeo Pineda (Buyer) and Willie's Construction Company, Inc. (Seller)*** (Page 9)
Petition: for a Special Use for an agricultural use for the keeping of chickens in an R-1 district and a Special Use for a roadside stand.
Location: Southwest corner of CR 18 and CR 13, in Concord Township, zoned R-1. SUP-0124-2016

9:30 A.M. (MILLER)

F. Petitioner: ***Orva M. Lehman and Mary Lehman, Husband and Wife, Both Adults*** (Page 10)
Petition: for a Special Use for a social service establishment (workshop for handicap individuals).
Location: East side of CR 45, 1,060 ft. North of CR 28, in Middlebury Township, zoned A-1. SUP-0125-2016

G. Petitioner: ***Dave Stalter*** (Page 11)
Petition: for a Special Use for a wireless communications facility.
Location: North side of SR 119, 2,805 ft. West of CR 17, common address of 22625 SR 119 in Harrison Township, zoned A-1. SUP-0130-2016

H. Petitioner: ***Big M Inc.*** (Page 12)
Petition: for a Special Use for warehousing and storage in an A-1 zone.
Location: East side of SR 13, 3,000 ft. South of SR 120 in York Township, zoned A-1. SUP-0162-2016

SPECIAL USE/ DEV. VARIANCE

10:00 A.M. (WEIRICK)

I. Petitioner: ***Christina Bralick*** (Page 13)
Petition: for a Special Use for a home workshop/business to allow for the manufacturing of pet houses, including storage containers for building materials, office, cat recovery area and boarding operation for cats, and for a Developmental Variance to allow the total sq. ft. of accessory structures to exceed the total sq. ft. allowed based on living area in the existing residence.
Location: Southwest side of CR 1, 1,400 ft. Southwest of CR 10, common address of 53290 CR 1 in Cleveland Township, zoned A-1. SUP-0126-2016

USE VARIANCE

- J. Petitioner: ***Joe W. Bailey*** (Page 14)
Petition: for a Use Variance to allow for the construction of a third residence on a single zoning lot.
Location: East side of CR 19, 575 ft. North of CR 20, common address of 58822 CR 19 in Jefferson Township, zoned A-1. UV-0092-2016

USE VARIANCE/ SPECIAL USE

10:30 A.M. (HESSER)

- K. Petitioner: ***Heather C. Johnson and Jeffrey K. Johnson*** (Page 15)
Petition: for a Use Variance to allow for the construction of a residence on property not subdivided in accordance with the subdivision control ordinance.
Location: South of CR 40, 3,035 ft. West of CR 37, common in Clinton Township, zoned A-1. UV-0106-2016

- L. Petitioner: ***Lou Ella Nisley, Arlen Nisley, and Nathan Nisley*** (Page 16)
Petition: For a Use Variance to allow for the construction of a second dwelling on a single zoning parcel and for a Special Use to allow for an agricultural use on property containing less than three acres.
Location: Northeast corner of CR 24 and CR 43, common address of 10923 CR 24 in Middlebury Township, zoned A-1. UV-0100-2016

- M. Petitioner: ***Helmut H. McClure and Rosemary G. McClure*** (Page 17)
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

11:00 A.M. (HESSER)

- N. Petitioner: ***Debbie S. Lewis and Kimberly A. Wingard (Buyers)*** (Page 18)
Ron Payette and Patricia Payette (Sellers)
Petition: for amendments to an existing Use Variance for a bulk food store in an R-1 district to change (1) operation hours and (2) employee number and hours.
O. Location: West side of CR 23, 1,000 ft. North of CR 146, common address of 69295 CR 23 in Jackson Township, zoned R-1. UV-0129-2016

TABLED ITEMS

- P. Petitioner: ***SLG Properties (Buyer) and Ralph Holaway (Seller)*** (Page 19)
****PUBLIC HEARING OPEN****
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

