

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

NOVEMBER 17, 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 20th day of October 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: ***Jerry & Janice Collins*** (Page 3)
Petition: for a 600 sq. ft. Developmental Variance to allow for an accessory dwelling with 1600 sq. ft. net floor area (Ordinance allows 1,000 sq. ft.).
Location: North side of CR 4, 2,500 ft. West of East County Line Road, common address of 10457 CR 4 in York Township, zoned R-2. DV-0515-2016
- B. Petitioner: ***Jerry & Janice Collins*** (Page 4)
Petition: for a Developmental Variance to allow the total sq. ft. of accessory structures to exceed 110 % of the total sq. ft. in the primary structure.
Location: North side of CR 4, 2,500 ft. West of East County Line Road, common address of 10457 CR 4 in York Township, zoned R-2. DV-0562-2016
- C. Petitioner: ***Dennis & Miriam Helmuth*** (Page 5)
Petition: for a 7 to 1 depth to width ratio Developmental Variance to allow for an existing residence and accessory buildings.
Location: West side of CR 35, 2,000 ft. South of CR 30, common address of 62337 CR 35 in Clinton Township, zoned A-1. DV-0575-2016

9:00A.M. (CAMPANELLO)

- D. Petitioner: ***Timothy & Brenda Mestach*** (Page 6)
Petition: for a 10 ft. Developmental Variance to allow for the construction of an accessory dwelling 65 ft. from the center line of the right-of-way (Ordinance requires 75 ft.).
Location: South side of CR 46, 2,600 ft. West of CR 31, common address of 16550 CR 46 in Jackson Township, zoned A-1. DV-0567-2016

SPECIAL USE MOBILE HOME

- E. Petitioner: ***Timothy & Brenda Mestach*** (Page 7)
Petition: for a Special Use for a mobile home as a temporary accessory dwelling while the primary residence is replaced.
Location: South side of CR 46, 2,600 ft. West of CR 31, common address of 16550 CR 46 in Jackson Township, zoned A-1. SUP-0568-2016

SPECIAL USES

9:30 A.M. (HESSER)

- F. Petitioner: ***John & Judy Schrock (Buyer) and Gordon & Edna Bauman (Seller)*** (Page 8)
Petition: for a Special Use for a salvage yard.
Location: South side of CR 50, 195 ft. East of SR 15, 346 ft. West of CR 23, common address of 19590 CR 50 in Jackson Township, zoned M-2. SUP-0522-2016

- G. Petitioner: ***Andrew & Susie Martin*** (Page 9)
Petition: for an amendment to an existing Special Use and site plan for an agri-business for fabrication of trusses for construction of structures for crops and animal husbandry farming operations, to allow for the construction of additional structures.
Location: East side of CR 1, 1,800 ft. South of CR 30, common address of 62332 CR 1 in Olive Township, zoned A-1. SUP-0560-2016

USE VARIANCE/DEVELOPMENTAL VARIANCE

- H. Petitioner: ***William & Kristine Bradford*** (Page 10)
Petition: for a Special Use for an existing mobile home and for a Developmental Variance to allow for said mobile home to be located on property with no road frontage (ordinance requires 60 ft.).
Location: North side of 4th St., 1,281 ft. West of Division St. (SR 15), common address of 18763 4th St. in Jackson Township, zoned R-1. SUP-0531-2016

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

- BACA (30380CR 6-151012-1)- request for an existing Special Use for a school to change the sign size.
- BZA rules of procedure change to extend the Improvement Location Permit deadline from 90 days to 180 days.
- 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, ect.

ADJOURNMENT