

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

OCTOBER 20, 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 15th day of September 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: ***Jedediah Long*** (Page 1)
Petition: for a 7 to 1 depth to width ratio Developmental Variance for an existing residence.
Location: South side of CR 22, 1,528 ft. West of CR 11, common address of 25276 CR 22 in Concord Township, zoned A-1. DV-0498-2016

SPECIAL USES

- B. Petitioner: ***Missionary Church North Central District Inc.*** (Page 2)
Petition: for an amendment to an existing Special Use for a church to allow for the construction of a pavilion.
Location: West side of SR 15, 1,600 ft. North of Hackett Rd., 3,400 ft. South of CR 126, common address of 61115 SR 15 in Elkhart Township, zoned R-1. SUP-0477-2016
- C. Petitioner: ***Vincent & Jennifer Cline*** (Page 3)
Petition: for a Special Use for an agricultural use for the keeping of chickens on a tract of land containing less than three acres.
Location: West side of Bannock Circle, 220 ft. South of Bainridge Dr., 1,130 ft. West of CR 15, North of CR 10, common address of 54075 Bannock Circle in Osolo Township, zoned R-1. SUP-0495-2016

9:00 A.M. (MILLER)

D. Petitioner: ***First United Methodist Church of Middlebury, Indiana Inc.*** (Page 4)
Petition: for an amendment to an existing Special Use for a church to allow for the construction of a church building, to modify the approved site plan.
Location: East side of SR 13, 2,650 ft. North of US 20, in Middlebury Township, zoned A-1. SUP-0499-2016

E. Petitioner: ***Terrill Zimmerman*** (Page 5)
Petition: for a Special Use to allow for an agricultural use (keeping of horses) on a tract of land containing less than three acres.
Location: North side of CR 34, 1,000 ft. East of CR 37, common address of 12745 CR 34 in Clinton Township, zoned A-1. SUP-0502-2016

9:30 A.M. (CAMPANELLO)

F. Petitioner: ***Missionary Church North Central District, Inc.*** (Page 6)
Petition: for an amendment to a Special Use for a church to allow construction of a pavilion.
Location: West side of SR 15, 1,000 ft. South of CR 142, common address of 67621 SR 15 in Jackson Township, zoned R-1. SUP-0494-2016

SPECIAL USE/DEVELOPMENTAL VARIANCE

G. Petitioner: ***Tri County Land Trustee (Land Contract Holder) and Ray Weaver (Land Contract Purchaser)*** (Page 7)
Petition: for an amendment to an existing Special Use for a home workshop business for a woodworking business to allow for the construction of an addition to an existing workshop and for a Developmental Variance to allow the total sq. ft. of accessory structures to exceed the total sq. ft. allowed based on total sq. ft. of living space in residence.
Location: East side of CR 43, 1,200 ft. South of CR 28, common address of 60988 CR 43 in Middlebury Township, zoned A-1. SUP-0500-2016

USE VARIANCES

H. Petitioner: ***Darrell & Tracy Cannan*** (Page 8)
Petition: for a Use Variance for warehousing and storing of a tow truck.
Location: South side of Surrey Lane South, 1,800 ft. Southeast of CR 113, North of CR 28, common address of 23408 Surrey Ln. in Concord Township, zoned R-1. SUP-0455-2016

10:00 A.M. (WEIRICK)

I. Petitioner: ***Carlin J. & Jayme R. Yoder*** (Page 9)
Petition: for a Use Variance to allow for an existing dance studio.
Location: East side of SR 13, 1,200 ft. North of CR 24, in Middlebury Township, zoned A-1. UV-0501-2016

J. Petitioner: **Mark Prough Living Trust** (Page 10)
Petition: for a Use Variance to allow for the construction of an accessory structure without a residence.
Location: West of CR 17, 593 ft. North of SR 120, in Concord Township, zoned R-1.
UV-0484-2016

10:30 A.M. **(HESSER)**

K. Petitioner: **Vernon Sargent** (Page 11)
Petition: for a Use Variance for a private off road track.
Location: North side of Yarian St., 211 ft. East of Mill St., 392 ft. South of CR 50, East of CR 3, in Locke Township, zoned R-2.
UV-0493-2016

L. Petitioner: **Scott Parson** (Page 12)
Petition: for a Use Variance for warehousing and storing of a commercial vehicle.
Location: Northeast end of Oak Tree Lane, West of CR 19, 1,635 ft. North of CR 2, common address of 50744 Oak Tree Ln. in Washington Township, zoned R-1.
UV-0480-2016

TABLED

M. Petitioner: **Carlin J & Jayme R Yoder** (Page 13)
Petition: for a Developmental Variance to allow for the construction of a residence on property served by an unimproved and non-maintained county road.
Location: 2,000 ft. North off of SR 120, 6,800 ft. East of SR 13, in York Township, zoned A-1.
DV-0442-2016

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

ADJOURNMENT