

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

AUGUST 16, 2017
8:30 A.M.

DEPARTMENT OF PUBLIC SERVICES
MEETING ROOMS A & B
4230 ELKHART ROAD, GOSHEN, INDIANA

Call to Order

Elkhart County Zoning Ordinance and Staff Report materials are to be entered as evidence for today's hearings.

DEVELOPMENTAL VARIANCE S

8:30 A.M.

- A. Petitioner: ***Charla L. Niblock*** (Page 1)
Petition: for a 32 ft. lot width Developmental Variance to allow for the construction of a residence on property with 68 ft. road frontage (Ordinance requires 100 ft.) and for a 7 to 1 depth to width ratio Developmental Variance to allow for the construction of a residence.
Location: East side of CR 25, 2,400 ft. North of CR 2, in Washington Township, zoned A-1. DV-0561-2017
- B. Petitioner: ***David Robert Garcia*** (Page 2)
Petition: for a 35 ft. Developmental Variance to allow for the construction of a garage 15 ft. from the centerline of a public right-of-way (Ordinance requires 50 ft.).
Location: West side of CR 100, 50 ft. North of CR 22, common address of 57987 CR 100 in Baugo Township, zoned A-1. DV-0542-2017
- C. Petitioner: ***Roman V. & Ekaterina Karpenko*** (Page 3)
Petition: for a 20 ft. lot width Developmental Variance to allow for the construction of a residence on property with 80 ft. road frontage (Ordinance requires 100 ft.).
Location: Southwest end of Brookmist Circle, 2,856 ft. South of CR 18, common address of 19960 Brookmist Circle in Jefferson Township, zoned A-1. DV-0506-2017
- D. Petitioner: ***Scot S. Blair*** (Page 4)
Petition: for a 31 ft. Developmental Variance to allow for the construction of a detached garage 19 ft. from the centerline of the right-of-way of Penny Lane (Ordinance requires 50 ft.) and for a 1 ft. Developmental Variance to allow for the construction of a detached garage 9 ft. from the rear property line (Ordinance requires 10 ft.).

Location: Southwest corner of CR 20 and Penny Ln., 425 ft. West of CR 100, common address of 30760 CR 20 in Baugo Township, zoned A-1. DV-0556-2017

E. Petitioner: ***Mason Beghtel*** (Page 5)
Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed the total square footage in the primary structure.

Location: East side of CR 11, 1,455 ft. North of CR 4, common address of 51722 CR 11 in Osolo Township, zoned A-1. DV-0559-2017

9:00 A.M.

F. Petitioner: ***Andrew Bessonov*** (Page 6)
Petition: for a 31 ft. Developmental Variance to allow for the construction of an addition 89 ft. from the centerline of the right-of-way of SR 15 (Ordinance requires 120 ft.).

Location: East side of SR 15, 58 ft. North of CR 26, common address of 60036 SR 15 in Jefferson Township, zoned A-1. DV-0551-2017

G. Petitioner: ***Larry L. & Kim M. Crilow*** (Page 7)
Petition: for a 40 ft. lot width Developmental Variance to allow for the construction of a residence on property with 60 ft. road frontage (Ordinance requires 100 ft.) and for a 7 to 1 depth to width ratio Developmental Variance to allow for the construction of a residence .

Location: North side of CR 42, 930 ft. East of CR 31, in Clinton Township, zoned A-1. DV-0555-2017

H. Petitioner: ***Victor & Carol Laxton*** (Page 8)
Petition: for a 417 sq. ft. lot area Developmental Variance to allow for the construction of a duplex on a 9,583 sq. ft. parcel (Ordinance requires 10,000 sq. ft.), for a 3 ft. Developmental Variance to allow for the construction of a duplex 7 ft. from the rear property line (Ordinance requires 10 ft.) and for a 6 ft. Developmental Variance to allow for the construction of a duplex 44 ft. from the centerline of the right-of-way of Crystal Valley Dr. (Ordinance requires 50 ft.).

Location: South side of Crystal Valley Dr., 285 ft. West of Brown St., North of Warren St., West of SR 13, in Middlebury Township, zoned R-4. DV-0538-2017

SPECIAL USE MOBILE HOME

I. Petitioner: ***Randall Scott & Tina Marie (Deceased) Workman*** (Page 9)
Petition: for a Special Use for a mobile home.

Location: North side of California Court, 544 ft. West of CR 11, common address of 25190 California Court in Osolo Township, zoned R-2. SUP-0526-2017