

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

MARCH 16, 2017
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 16th day of February 2017.

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: **Howe Jeffery S. & Michelle R. Co-Trustee 1/2 Etal 1/2** (Page 7)
Petition: for a 7 to 1 depth to width ratio Developmental Variance to allow for the construction of a residence on proposed lots A, B, & C, for a 50 ft. lot width Developmental Variance to allow for the construction of a residence on proposed lot C (Ordinance requires 100 ft.), and for a 60 ft. lot width Developmental Variance to allow for the construction of a residence on proposed lot A (Ordinance requires 100 ft.).
Location: West side of CR 35, 3,099 ft. North of CR 14, common address of 55385 CR 35 in Middlebury Township, zoned A-1. DV-0074-2017

SPECIAL USES

- B. Petitioner: **Ivan L. & Betty J. Hershberger** (Page 8)
Petition: for a Special Use for a home workshop/business for small engine and garden equipment repair.
Location: South side of CR 30, 2,596 ft. West of CR 37, common address of 13492 CR 30 in Clinton Township, zoned A-1. SUP-0034-2017

C. Petitioner: ***Sujely Borjas*** (Page 9)
Petition: for an amendment for an existing Special Use for an agricultural use for the keeping of (20) animals to change the site plan, property owner's name, and acreage.
Location: West side of CR 11, 766 ft. South of State Line Rd., common address of 50739 CR 11 in Osolo Township, zoned R-2. SUP-0089-2017

D. Petitioner: ***Power Line Amish School (Buyer),
Kyle E. & Dianna R. Schlabach (Sellers),
& Lehman Glen D. & Rosa Ellen as Trustee
of the Lehman Tr Revoc Tr Agreement (Seller)*** (Page 10)
Petition: for a Special Use for a school.
Location: South side of CR 32, 660 ft. East of CR 43, in Clinton Township, zoned A-1. SUP-0094-2017
9:00 A.M. **(MILLER)**

E. Petitioner: ***Benton Free Baptist Church, Inc.
(Land Contract Holder) & David &
Brittany Abbs (Land Contract Purchasers)*** (Page 11)
Petition: for a Special Use to allow for an agricultural use (keeping of animals).
Location: North side of Jackson St., 300 ft. West of US 33, 500 ft. North of CR 44, in Benton Township, zoned M-1. SUP-0090-2017

F. Petitioner: ***Daniel H. & Ruth E. Schmucker*** (Page 12)
Petition: for a Special Use for a home workshop/business for a water filtration business.
Location: East side of CR 3, 1,900 ft. South of CR 42, common address of 67352 CR 3 in Locke Township, zoned A-1. SUP-0080-2017
9:30A.M **(CAMPANELLO)**

G. Petitioner: ***Paul L. & Violet J. Shaum*** (Page 13)
Petition: for a Special Use for an agri-business for commercial repair of agricultural production equipment.
Location: West side of CR 13, 1,325 ft. North of CR 46, common address of 68729 CR 13 in Union Township, zoned A-1. SUP-0093-2017

SPECIAL USE/DEVELOPMENTAL VARIANCE

H. Petitioner: ***Levi C. & Anna Viola Troyer (Land Contract
Holder) & Calvin A. & Mary K. Miller
(Land Contract Purchaser)*** (Page 14)
Petition: for a Special Use for a home workshop/business for a harness & farrier shop, for a 4 ft. Developmental Variance to allow for the construction of a shop addition 71 ft. from the center line of the right-of-way (Ordinance requires 75 ft.), and for a 8 sq. ft. Developmental Variance to allow for a 12 sq. ft. sign (Ordinance allows 4 sq. ft.).

Location: West side of CR 116, 900 ft. South of CR 16, common address of 56687 CR 116 in Middlebury Township, zoned A-1. SUP-0072-2017

USE VARIANCE/DEVELOPMENTAL VARIANCE

10:00 A.M.

(HESSER)

I. Petitioner: ***Ziegler Carroll O. Trustee of the Carroll O. Ziegler Trust*** (Page 15)

Petition: for a Use Variance to allow for the construction of an accessory structure without a residence, for a 20 ft. lot width Developmental Variance to allow for the construction of an accessory structure (Ordinance requires 100 ft.), and for a 3,536 sq. ft. lot area Developmental Variance to allow for the construction of said accessory structure (Ordinance requires 15,000 sq. ft.).

Location: West side of Teall Rd., 1,914 ft. North of CR 2, common address of 50648 Teall Rd. in Washington Township, zoned A-1. UV-0064-2017

TABLED

J. Petitioner: ***Travis S. & Kristina L. Miller*** (Page 16)

Petition: for a Special Use for a home workshop/business for an automotive paint shop and for a 20 sq. ft. Developmental Variance to allow for a 24 sq. ft. sign (Ordinance allows 4 sq. ft.).

Location: West side of CR 8, 200 ft. South of CR 12, common address of 55277 CR 8 in Middlebury Township, zoned A-1. SUP-0705-2016

K. Petitioner: ***Angela Gradeless Blasko (Landowner), Charles & Nancy Kline (Land Contract Holders) and Gary Fouts (Land Contractor Purchaser)*** (Page 17)

Petition: for a Special Use to allow for animal racing and/or training and for a Developmental Variance to allow for signs (including wall signs) larger than 8 sq. ft.

Location: West side of CR 27, 1,500 ft. South of CR 8, common address of 53845 CR 27 in Washington Township, zoned A-1. SUP-0613-2016

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

ADJOURNMENT