

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

APRIL 19, 2018
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 March 2018.

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

SPECIAL USES

8:30 A.M. (MILLER)

A. Petitioner: *Mario Saldivar* **(Page 5)**
 Petition: for a Special Use for an agricultural use for the keeping of animals on a tract of land containing less than three acres.
 Location: Southwest corner of CR 22 & Fairwind Dr., 1,600 ft. East of CR 9, common address of 25700 CR 22 in Concord Township, zoned A-1.

SUP-0111-2018

B. Petitioner: *James R. & Christina A. Pearson* **(Page 6)**
 Petition: for a Special Use for warehousing and storing RVs.
 Location: West side of CR 31, 1,400 FT. South of CR 40, common address of 66287 CR 31 in Elkhart Township, zoned A-1.

SUP-0137-2018

C. Petitioner: *L.S.E. Investments Inc.* **(Page 7)**
 Petition: for a Special Use for a daycare.
 Location: North side of Old US 20, 1,582 ft. East of Ash Rd., common address of 30677 Old US 20 in Cleveland Township, zoned M-1.

SUP-0138-2018

9:00 A.M. (ATHA)

D. Petitioner: *Concord Community Schools* **(Page 8)**
 Petition: for an amendment to an existing Special Use for a school.

Location: Northwest corner of CR 11 & CR 24, common address of 59397 CR 11 in Concord Township, zoned A-1. SUP-0143-2018

SPECIAL USE/DEVELOPMENTAL VARIANCE

E. Petitioner: ***Daryl K. & Vonda Kay Bontrager*** (Page 9)
Petition: for a Special Use for an agricultural use for the keeping of animals on a tract of land containing less than three acres, for a 45 ft. Developmental Variance to allow for the construction of an addition to the residence 32 ft. from the centerline of the right-of-way of CR 33 (Ordinance requires 75 ft.), and 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: West side of CR 33, 1,800 ft. South of CR 28, common address of 61121 CR 33 in Clinton Township, zoned A-1. SUP-0127-2018

USE VARIANCE/SPECIAL USE/DEV. VARIANCE **9:30 A.M.** **(HESSER)**

F. Petitioner: ***Samuel M. & Lydia Ann Kauffman Trustees of the Kauffman Family Revocable Trust (Land Contract Holders) & David Raber (Land Contract Purchaser)*** (Page 10)
Petition: for a Use Variance to allow for the construction of an accessory structure on property without a residence, for a Special Use for an agri-business for a deer farm, and for a Developmental Variance to allow for the construction of an accessory structure on property with no road frontage served by an access easement.
Location: 258 ft. South off of CR 24, 1,340 ft. West of CR 41, in Middlebury Township, zoned A-1. UV-0140-2018

USE VARIANCE

G. Petitioner: ***Paul W. & Colleen R. Schlabach*** (Page 11)
Petition: for a Use Variance to allow for the construction of a second residence on a parcel.
Location: West side of SR 13, 1,500 ft. North of SR 120, common address of 52649 SR 13 in York Township, zoned A-1. UV-0129-2018

TABLED

H. Petitioner: ***TA Investment Group, LLC*** (Page 12)
Petition: for a Special Use for warehousing and storing RVs.
Location: East side of CR 43, 1,860 ft. North of CR 40, in Clinton Township, zoned A-1. SUP-0069-2018

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

- *Minor change – Use Variance – Jeffery S. Sweazy (UV-0023-2018) – Site Plan Amendment.*

ADJOURNMENT