

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS

FEBRUARY 15, 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 18<sup>th</sup> day of January 2018.

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

### DEVELOPMENTAL VARIANCE

8:30 A.M.

(MILLER)

- A. Petitioner: **Edward A. Bails** (Page 1)  
Petition: for a 25 ft. lot width Developmental Variance to allow for the construction of a residence on property with 75 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: West side of CR 117, 1,400 ft. South of CR 18, in Jefferson Township, zoned A-1. DV-0025-2018

### SPECIAL USES

- B. Petitioner: **Terry Diener** (Page 2)  
Petition: for a Special Use for a ground mounted solar array.  
Location: North side of CR 28, 2,470 ft. Southwest of CR 35, common address of 14411 CR 28 in Middlebury Township, zoned A-1. SUP-0020-2018
- C. Petitioner: **Tamera D. & David R. Hoeflinger** (Page 3)  
Petition: for a Special Use for a home workshop/business for RV repair and storage.  
Location: West side of CR 133, 1,400 ft. South of US 6, common address of 72283 CR 133 in Benton Township, zoned A-1. SUP-0018-2018

**SPECIAL USE/DEVELOPMENTAL VARIANCES**

**9:00 A.M.**

**(HESSER)**

- D. Petitioner: ***Concord Community Schools*** (Page 4)  
Petition: for an amendment to a Special Use for a school to replace a sign and for a Developmental Variance to allow for an electronic sign within 300 ft. of a residence.  
Location: East side of CR 13, 2,000 ft. North of CR 18, common address of 57156 CR 13 in Concord Township, zoned R-1. SUP-0021-2018
- E. Petitioner: ***James E. & Inez R. Miller*** (Page 5)  
Petition: for an amendment to a Special Use for a home workshop welding, fabrication, and repair business to allow for outside storage and employees, 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: East side of CR 35, 1,825 ft. South of CR 14, common address of 56322 CR 35 in Middlebury Township, zoned A-1. SUP-0022-2018

**USE VARIANCE**

- F. Petitioner: ***Jeffrey S. Sweazy*** (Page 6)  
Petition: for a Use Variance to allow for an existing accessory structure without a residence and for a Use Variance for a catering business.  
Location: South side of Greenwood Blvd., 330 ft. East of CR 13, common address of 23702 Greenwood Blvd. in Concord Township, zoned R-2. UV-0023-2017

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

**ADJOURNMENT**