

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

MARCH 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 15th day of February 2018.

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

DEVELOPMENTAL VARIANCES

8:30 A.M. (MILLER)

- A. Petitioner: ***Dennis J. & Ruth A. Bontrager*** **(Page 1)**
 Petition: for a 17 ft. Developmental Variance to allow for the construction of a residence 58 ft. from the center line of CR 35 (Ordinance requires 75 ft.).
 Location: East side of CR 35, 2,900 ft. North of CR 28, common address of 59980 CR 35 in Middlebury Township, zoned A-1. DV-0056-2018
- B. Petitioner: ***Rachel Holland*** **(Page 2)**
 Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed the total square footage of the residence.
 Location: West side of CR 15, 3,125 ft. North of CR 4, common address of 51371 CR 15 in Osolo Township, zoned A-1. DV-0063-2018

SPECIAL USES

- C. Petitioner: ***D. S. Bontrager & Son, Inc.*** **(Page 3)**
 Petition: for a Special Use for a ground mounted solar array.
 Location: North side of CR 34, West of CR 37, common address of 13367 CR 34 in Clinton Township, zoned A-1. SUP-0052-2018

9:00 A.M. (ATHA)

D. Petitioner: ***Hipolito Avila & Hilda Salazar*** **(Page 4)**
Petition: for a Special Use for an agricultural use for the keeping of miniature goats, miniature horses, and chickens on a tract of land containing less than three acres.
Location: Southwest corner of CR 11 & CR 24, common address of 59515 CR 11 in Concord Township, zoned A-1. SUP-0045-2018

E. Petitioner: ***Association for the Disabled of Elkhart County, Inc.*** **(Page 5)**
Petition: for an amendment to an existing Special Use for a social service establishment to allow for the construction of an addition and placement of a wall-mounted sign.
Location: South side of SR 120, 1,600 ft. East of CR 21, common address of 19670 SR 120 in Washington Township, zoned A-1. SUP-0071-2018

9:30 A.M. (HESSER)

F. Petitioner: ***TA Investment Group, LLC*** **(Page 6)**
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

SPECIAL USE/DEVELOPMENTAL VARIANCES

G. Petitioner: ***Aaron L. & Rachel Schrock*** **(Page 7)**
Petition: for a Special Use for a home workshop/business for a woodworking shop, for a Developmental Variance to allow for five outside employees (Ordinance allows two), and for a Developmental Variance to allow for the total square footage of accessory structures to exceed the total square footage of the residence.
Location: South side of CR 28, 1,350 ft. East of CR 33, common address of 15006 CR 28 in Middlebury Township, zoned A-1. SUP-0046-2018

H. Petitioner: ***Rosalea M. Knapp*** **(Page 8)**
Petition: for a Special Use to allow for an agricultural use for the keeping of animals on property containing less than three acres and for a Developmental Variance to allow for the total square footage of accessory structures to exceed the total square footage of the residence.
Location: South side of SR 120, East of CR 19, common address of 20932 SR 120 in Washington Township, zoned R-1. SUP-0060-2018

TABLED

I. Petitioner: ***John J. & Gail F. Bergan*** **(Page 9)**
Petition: for a 10 ft. Developmental Variance to allow for an existing residence 0 ft. from the North property line (Ordinance requires 10 ft.).
Location: West side of CR 3, 2,630 ft. South of CR 26, common address of 60473 CR 3 in Baugo Township, zoned A-1. DV-0660-2017

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

- *Minor Change- Special Use – Evan & Natalie Stutzman (SUP-0293-2016) – extend the one year probation period.*

ADJOURNMENT