

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

MAY 17, 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 19th day of April 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.

(HESSER)

- A. Petitioner: ***D.R.S. Co., LLC (Buyer/Landowner) & Elkhart County Gravel, Inc. (Seller)*** (Page 8)
- Petition: for a 10 ft. Developmental Variance to allow for the construction of an addition to a manufacturing building 5 ft. from the East rear property line (Ordinance requires 15 ft.), for a 5 ft. Developmental Variance to allow for parking 10 ft. from the South side property line (Ordinance requires 15 ft.), and for a 10 ft. Developmental Variance to allow for parking 5 ft. from the East rear property line (Ordinance requires 15 ft.).
- Location: East side of SR 15, 1,000 ft. North of CR 46, common address of 68279 SR 15 in Jackson Township, zoned M-1. DV-0172-2018

SPECIAL USES

- B. Petitioner: ***Timothy Roy & Cheryl A. Martin*** (Page 9)
- Petition: for an amendment to a Special Use for a home workshop/business for the sale of dairy products to revise the site plan.
- Location: Southeast corner of Ash Rd. & CR 26, common address of 60020 Ash Rd. in Baugo Township, zoned A-1. SUP-0171-2018
- C. Petitioner: ***Darriann N. Hanson*** (Page 10)
- 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: South side of CR 28, 515 ft. West of CR 17, common address of 22094 CR 28 in Harrison Township, zoned A-1. SUP-0218-2018

9:00 A.M. (LYON)

- D. Petitioner: ***Muir Real Estate Holdings, LLC*** **(Page 11)**
 Petition: for a Special Use for a winery.
 Location: West side of SR 15, 60 ft. South of CR 112, common address of 55503 SR 15 in Jefferson Township, zoned A-1. SUP-0150-2018

SPECIAL USE/DEVELOPMENTAL VARIANCES

- E. Petitioner: ***Galen W. & Betty Miller*** **(Page 12)**
 Petition: for a Special Use for a home workshop/business for the assembling of fence parts and for a Developmental Variance to allow for the total square footage of accessory structures to exceed the total square footage allowed by right.
 Location: North side of CR 36, 1,485 ft. East of CR 35, common address of 13723 CR 36 in Clinton Township, zoned A-1. SUP-0210-2018

9:30 A.M. (ATHA)

- F. Petitioner: ***Jamestown United Methodist Church*** **(Page 13)**
 Petition: for an amendment to a Special Use for a church to change the sign size, for a Developmental Variance to allow for the placement of an electronic message board within 300 ft. of a residence, for a 24 sq. ft. Developmental Variance to allow for the placement of a 56 sq. ft. sign (Ordinance allows 32 sq. ft.), and for a 6 ft. Developmental Variance to allow for the placement of a sign 49 ft. from the center line of CR 3 (Ordinance requires 55 ft.).
 Location: Southeast corner of CR 3 & CR 22, common address of 59218 CR 3 in Baugo Township, zoned R-1. SUP-0152-2018

- G. Petitioner: ***AMMF Trustee Corporation as Trustee for Amish Mutual Mortgage Fund (Land Contract Holder) & Gerald & Ida Borkholder (Land Contract Purchaser)*** **(Page 14)**
 Petition: for a Special Use for a home workshop/business for a woodworking business and for a Developmental Variance to allow for the total square footage of accessory structures to exceed the total square footage allowed by right.
 Location: East side of CR 7, 1,700 ft. North of CR 52, common address of 71200 CR 7 in Union Township, zoned A-1. SUP-0197-2018

- H. Petitioner: ***M & H Rentals, LLC (Lessor) & Trevor Cole Riegsecker (Lessee)*** **(Page 15)**
 Petition: For a Special Use for an agricultural use for the keeping of animals on a tract of land containing less than three acres and for a 25 ft. Developmental Variance to allow for the construction of an accessory structure 50 ft. from the center line of CR 121 (Ordinance requires 75 ft.).
 Location: Northwest corner of CR 121 & SR 15, common address of 19047 CR 121 in Elkhart Township, zoned B-2. SUP-0220-2018

10:00 A.M. (CAMPANELLO)

- I. Petitioner: ***Richard A. & Rosetta F. Mast*** (Page 16)
Petition: For an amendment to an existing Special Use for a home workshop/business for a general store to include a bakery and for a Developmental Variance to allow for three employees (Ordinance allows two outside employees).
Location: West side of SR 13, 1,280 ft. North of CR 40, common address of 65730 SR 13 in Clinton Township, zoned A-1. SUP-0212-2018

USE VARIANCE/DEVELOPMENTAL VARIANCE

- J. Petitioner: ***Jodeena Thomas & Janet L. Bartley Joint*** (Page 17)
Tenants with Rights of Survivorship
Petition: for a Use Variance to allow for an existing residence, for a 9 ft. Developmental Variance to allow for the construction of a garage addition 66 ft. from the center line of CR 7 (Ordinance requires 75 ft.), for an 11 ft. Developmental Variance to allow for the construction of said addition 39 ft. from the center line of Nelson Dr. (Ordinance requires 50 ft.), and for a 4 ft. Developmental Variance to allow for an existing residence 6 ft. from the north side property line (Ordinance requires 10 ft.).
Location: West side of CR 7, 7,323 ft. South of CR 20, common address of 57995 CR 7 in Concord Township, zoned B-3. UV-0217-2018

USE VARIANCES

10:30 A.M. (HESSER)

- K. Petitioner: ***Thomas L. Kurtz*** (Page 18)
Petition: for a Use Variance to allow for the construction of a second dwelling on a parcel.
Location: East side of Ash Rd., 1,500 ft. North of CR 26, common address of 59622 Ash Rd. in Baugo Township, zoned A-1. UV-0169-2018
- L. Petitioner: ***Kevin J. & LaVerda K. Yoder*** (Page 19)
Petition: for a Use Variance to allow for the construction of a second dwelling on a parcel.
Location: West side of SR 13, 2,125 ft. North of CR 44, common address of 67483 SR 13 in Benton Township, zoned A-1. UV-0173-2018
- M. Petitioner: ***Velda Schmucker & Leland Yoder Joint*** (Page 20)
Tenants with Full Rights of Survivorship
Petition: for a Use Variance to allow for the construction of a second dwelling on a parcel.
Location: Southeast corner of CR 146 & CR 29, 96 ft. East of CR 127, in Jackson Township, zoned A-1. UV-0201-2018

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

- *Minor Change – Use Variance - Joe W. Bailey (UV-0092-2016) – for an amendment to the commitments.*

ADJOURNMENT