

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS

NOVEMBER 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 October 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: **Richard W. Pehnec** (Page 6)  
Petition: for a 5 ft. Developmental Variance to allow for the placement of an accessory building 0 ft. from the East side property line (Ordinance requires 5 ft.).  
Location: South side of Bel-Ridge Dr., 954 ft. West of Middleton Run Rd., common address of 23666 Bel-Ridge Dr. in Concord Township, zoned R-1.  
DV-0698-2018

### SPECIAL USES

- B. Petitioner: **Stephanie K. Little** (Page 7)  
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 4th St., 490 ft. East of Division St., common address of 18908 4th St. in Jackson Township, zoned R-2. SUP-0680-2018
- C. Petitioner: **John D. Swartzendruber & Kathryn A. Swartzendruber as Trustees of the Swartzendruber Living Trust** (Page 8)  
Petition: for a Special Use for a ground-mounted solar array.  
Location: West side of CR 113, 1,665 ft. South of CR 26, common address of 60325 CR 113 in Concord Township, zoned A-1. SUP-0700-2018

- D. Petitioner: **Matthew L. Loucks** (Page 9)  
 Petition: for a Special Use for a home workshop/business for an automotive repair business.  
 Location: East side of CR 5, 650 ft. South of CR 2, common address of 51108 CR 5 in Cleveland Township, zoned A-1. SUP-0679-2018
- E. Petitioner: **Volodia Dolzan & Cheryle A. Dolzan, Husband & Wife** (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: North side of Glenmore St., 475 ft. West of CR 11, common address of 25099 Glenmore St. in Osolo Township, zoned R-2. SUP-0694-2018
- F. Petitioner: **John B. Rosheck Jr. & Julia Ann Malott** (Page 11)  
*Jt Ten (Lf Est Judith K. Rosheck)*  
 Petition: for a Special Use for an overnight campground (one unit).  
 Location: West side of East County Line Rd., 2,252 ft. North of CR 38, in Clinton Township, zoned A-1. SUP-0683-2018
- G. Petitioner: **Indiana Wood Products, Inc.** (Page 12)  
 Petition: for a Special Use for a wireless communications facility.  
 Location: East side of CR 43, 1,180 ft. South of US 20, common address of 58228 CR 43 in Middlebury Township, zoned M-1. SUP-0697-2018
- H. Petitioner: **Paul Dietsl & Gina Dietsl, Husband & Wife** (Page 13)  
 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: North side of CR 12, 733 ft. East of CR 1, common address of 30121 CR 12 in Cleveland Township, zoned A-1. SUP-0686-2018
- I. Petitioner: **Trent & Katrina Miller (Buyers) & Jayme R. Yoder & Carlin J. Yoder, Husband & Wife** (Page 14)  
 Petition: for a Special Use for a beauty shop.  
 Location: East side of SR 13, 1,500 ft. South of CR 24, common address of 59304 SR 13 in Middlebury Township, zoned A-1. SUP-0696-2018

**USE VARIANCE/DEVELOPMENTAL VARIANCE      10:00 A.M.      (HESSER)**

- J. Petitioner: **Jayne Real Estate, LLC** (Page 15)  
 Petition: for a Use Variance to allow for a martial arts studio and for a 14 ft. Developmental Variance to allow for the construction of a commercial addition 11 ft. from the East side property line (Ordinance requires 25 ft.).  
 Location: Southeast corner of CR 9 & North Park Ave., 487 ft. North of Country Club Dr., common address of 53894 CR 9 in Osolo Township, zoned M-2. UV-0699-2018

**USE VARIANCE**

K. Petitioner: ***Brenda Kaye Fraschetti*** (Page 16)  
Petition: for a Use Variance for a temporary mobile home due to fire.  
Location: North side of Lakeview Dr., 1,055 ft. West of Cassopolis St., common address of 26603 Lakeview Dr. in Osolo Township, zoned R-2.  
UV-0690-2018

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

**ADJOURNMENT**