

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

APRIL 16, 2020

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 March 2020.

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: ***William J. Knapp & Rosalea Marie Knapp, Husband & Wife as Joint Tenants with Right of Survivorship*** **(Page 8)**
 Petition: for a Special Use for an agricultural use for the keeping of animals on a tract of land containing less than 3 acres.
 Location: south side of SR 120, 500 ft. east of CR 19, common address of 20932 SR 120 in Washington Township, zoned R-1. SUP-0146-2020
- B. Petitioner: ***Jackson Ridge School*** **(Page 9)**
 Petition: for a Special Use for a school.
 Location: east side of CR 19, 750 ft. north of CR 50, in Jackson Township, zoned A-1. SUP-0155-2020
- C. Petitioner: ***Cheryl L. Yoder & Steven L. Wagner, Trustees of the Jane M. Wagner Testamentary Trust (Lessor) & South Bend Mishawaka MSA Lt. Ptr. Verizon Wireless (Lessee)*** **(Page 10)**
 Petition: for a Special Use for a wireless communications facility.
 Location: south side of CR 48 & north side of CR 50, 1,450 ft. west of CR 9, common address of 26260 CR 48 in Union Township, zoned A-1. SUP-0174-2020

D. Petitioner: ***Daryl Chupp & Nadine Chupp, Husband & Wife & Paul Chupp & Loretta Chupp, Husband & Wife*** (Page 11)
Petition: for a Special Use for a home workshop/business for a drive-in restaurant.
Location: south side of CR 20, 2,000 ft. west of CR 3, common address of 14350 CR 20 in Middlebury Township, zoned A-1. SUP-0179-2020

9:00 A.M. (ATHA)

E. Petitioner: ***Jennifer A. Martin & Michael L. Martin, Wife & Husband*** (Page 12)
Petition: for a Special Use for an agricultural use for the keeping of animals on a tract of land containing less than 3 acres.
Location: east side of Towne Rd., 360 ft. northeast of CR 22, common address of 58938 Towne Rd. in Baugo Township, zoned A-1. SUP-0182-2020

F. Petitioner: ***Cristina Giles & Evan Giles, Husband & Wife*** (Page 13)
Petition: for a Special Use for a home workshop/business for a carpentry/home improvement business and for a Special Use for warehousing and storage of a mill trailer.
Location: northwest side of Glenmoor St., 370 ft. northeast of Dover Ct., north of Tulan St., north of CR 1, common address of 52933 Glenmoor St. in Cleveland Township, zoned A-1. SUP-0181-2020

SPECIAL USE/DEVELOPMENTAL VARIANCES

G. Petitioner: ***Concord Community Schools Building Corporation*** (Page 14)
Petition: for an amendment to an existing Special Use for a school to allow for a new electronic message board and for a Developmental Variance to allow for the placement of an electronic message board within 300 ft. of a residence.
Location: northeast corner of CR 45 & Mississippi St., 1,900 ft. southeast of CR 13, common address of 23525 CR 45 in Concord Township, zoned A-1. SUP-0178-2020

H. Petitioner: ***Concord Community Schools Building Corporation & Indiana National Bank as the Trustee*** (Page 15)
Petition: for an amendment to an existing Special Use for a school to allow for a new electronic message board and for a Developmental Variance to allow for the placement of an electronic message board within 300 ft. of a residence.
Location: northeast corner of Mishawaka Rd. (CR 20) & Benham Ave., 900 ft. west of CR 9, common address of 230 W. Mishawaka Rd. in Concord Township, zoned R-1. SUP-0180-2020

9:30 A.M. (HESSER)

- I. Petitioner: ***Leanna Miller (Land Contract Holder) & Kevin Gingerich & Loretta Gingerich, Husband & Wife (Land Contract Purchasers)*** (Page 16)
Petition: for a Special Use for an agricultural use for the keeping of animals on a tract of land containing less than 3 acres, for a 1 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for the construction of an accessory/agricultural building 4 ft. from the north side property line, and for a 4 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for an existing residence.
Location: west side of East County Line Rd., 1,100 ft. north of CR 26, common address of 59791 East County Line Rd. in Middlebury Township, zoned A-1. DV-0184-2020

USE VARIANCE

- J. Petitioner: ***Jerold Miller & Alesha Miller, Husband & Wife*** (Page 17)
Petition: for a Use Variance to allow for two existing dwellings on a zoning lot.
Location: south side of E. Lincoln St., 180 ft. east of SR 13, common address of 518 E. Lincoln St. in Benton Township, zoned B-1. UV-0185-2020

DEVELOPMENTAL VARIANCES

- K. Petitioner: ***Clifford A. Dittman & Mary K. Dittman, Husband & Wife*** (Page 18)
Petition: for a 16 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the construction of an addition to an attached garage 34 ft. from the centerline of the right-of-way of Arrowwood Dr. .
Location: northwest corner of Basswood Ct. & Arrowwood Dr., 900 ft. west of CR 15, 2,400 ft. north of CR 10, common address of 22975 Basswood Ct. in Osolo Township, zoned PUD R-1. DV-0177-2020
- L. Petitioner: ***Thomas J. Wagler & Jeri L. Wagler, Husband & Wife*** (Page 19)
Petition: for a 4,065 sq. ft. lot-area Developmental Variance (Ordinance requires 15,000 sq. ft.) to allow for the construction of a residence on proposed lots 1, 2, 3, & 4.
Location: east side of CR 9, 1,350 ft. north of CR 20 (Mishawaka Rd.), in Concord Township, zoned R-1. DV-0193-2020

SHOW CAUSE HEARINGS

- M. Petitioner: ***Indiana Michigan Power Company (Lessor) & Kenneth Jerome (Lessee)*** (Page 20)
Petition: for a requested rescission of a Special Use for failure to comply with condition(s) and/or commitment(s) imposed by the Board of Zoning Appeals.
Location: northwest side of Melody Ln., 660 ft. southwest of CR 5, common address of 28833 Melody Ln. in Cleveland Township, zoned A-1. SUP-0563-2017

