

AGENDA
ELKHART COUNTY BOARD OF ZONING APPEALS

APRIL 16, 2009
8:30 A.M.

DEPARTMENT OF PUBLIC SERVICES
MEETING ROOMS A & B
4230 ELKHART ROAD, GOSHEN, INDIANA

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 2009.

Approval of Legal Ads published in the Elkhart Truth and the Goshen News ten days prior to the public hearings.

Elkhart County Zoning Ordinance to be entered as evidence for today's hearings.

Staff Reports to be entered as evidence for today's hearings.

Postponement of Business Items – Any person having business to come before the Board may request postponement or withdrawal of such at this time.

VARIANCE

8:30 A.M. **(MILLER)**

- A. Petitioner: ***Robert F. Burson*** **(Page 2)**
 Petition: for a 30 ft. lot width Variance to allow for the construction of a residence (Ordinance requires 100 ft.) and a 3 to 1 depth to width ratio Variance to allow for the construction of said residence.
 Location: Northeast corner of CR 17 and SR 120 in Washington Township, zoned R-1. (20091383)

SPECIAL USES

- A. Petitioner: ***Larry Yoder*** **(Page 3)**
 Petition: for a Special Use for a home workshop/business for a bulk food store (Specifications F - #45).
 Location: East side of CR 43, 1,900 ft. North of CR 46, common address of 68100 CR 43 in Benton Township, zoned A-1. (20091337)
- B. Petitioner: ***Richard & Violet Yaw*** **(Page 4)**
 Petition: for a Special Use for a wireless communications facility (radio tower) (Specifications F - #31.50).
 Location: West side of CR 13, 415 ft. South of CR 32, common address of 63095 CR 13 in Harrison Township, zoned A-1. (20091344)

9:00 A.M. (HOMAN)

- C. Petitioner: ***Crystal Smith (L.C. Purchaser) and Gabriela Zimmerman (L.C. Holder)*** (Page 5)
Petition: for the renewal and amendment to expand an existing Special Use for a kennel with indoor pens and outdoor walking area (Specifications F - #15.10).
Location: 1,420 ft. North off of CR 8, 870 ft. West of Barrington Lane, common address of 21513 CR 8 in Washington Township, zoned A-1. (20091363)

- D. Petitioner: ***Sugar Grove Church*** (Page 6)
Petition: for an amendment to an existing Special Use for a church to allow for changes to the parking area (Specifications F - #48).
Location: East side of Old CR 17, 250 ft. South of CR 118, common address of 58512 Old CR 17 in Concord Township, zoned A-1. (20091356)

9:30 A.M. (LANTZ)

- E. Petitioner: ***Martin Ntende*** (Page 7)
Petition: for a Special Use to allow for a wind generator including a 50 ft. tower (Specifications F - #31.50).
Location: South side of CR 40, 162 ft. East of Canal Street, being Lot 51 of Original Plat Waterford, common address of 19122 CR 40 in Elkhart Township, zoned R-1. (20091361)

- F. Petitioner: ***Middlebury Community Schools*** (Page 8)
Petition: for a renewal of an existing Special Use for five modular classrooms and an amendment to allow for the placement of an additional modular classroom (Specifications F - #38).
Location: Northwest corner of Northridge Drive and CR 16, common address of 57853-1 Northridge Drive in Middlebury Township, zoned A-1/B-2. (20091340)

- G. Petitioner: ***Joseph & Sheila Kline*** (Page 9)
Petition: for a Special Use for a home workshop/business for a bent and dent salvage grocery store (Specifications F - #45).
Location: South side of CR 50, 186 ft. West of CR 143, common address of 71153 CR 50 in Benton Township, zoned A-1. (20091339)

10:00 A.M. (WOLGAMOOD)

- H. Petitioner: ***Donald R. Florea*** (Page 10)
Petition: for a Special Use to allow for a wind generator including a 60 ft. tower (Specifications F - #31.50).
Location: South side of CR 24, at intersection with Peppermint Drive, common address of 25434 CR 24 in Concord Township, zoned A-1. (20091362)

SPECIAL USE/VARIANCE

- A. Petitioner: ***Matthew E. Bontrager*** (Page 11)
Petition: for a Special Use for a home workshop/business for small engine repair service and sales (Specifications F - #45) and a Developmental Variance to allow the total square footage of accessory structures (8,432) to exceed the total square footage in the primary structure (3,072), a difference of 5,360 sq. ft.
Location: East side of SR 13, 1,690 ft. South of CR 46, common address of 68832 SR 13 in Benton Township, zoned A-1. (20091343)

TABLED ITEM

- A. Petitioner: ***Lawrence Ramer*** (Page 12)
Petition: for an 8 ft. Variance to allow for an addition to an existing accessory building 2 ft. from the rear property line (Ordinance requires 10 ft.), and a Developmental Variance to allow the total square footage of accessory structures (11,860) to exceed the total square footage of the primary structure (3,648), a difference of 8,212 sq. ft.
Location: North side of CR 38, 2,185 ft. West of CR 11, common address of 25445 CR 38 in Harrison Township, zoned A-1. (20083434)

ITEMS TRANSFERRED FROM HEARING OFFICER

AUDIENCE ITEMS

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

- Discussion regarding ***James and Christine Goldsborough*** (Use Variance #20082993)

ADJOURNMENT