

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

JUNE 17, 2010

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 20th day of May 2010.

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 Report materials 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. (WOLGAMOOD)

A. Petitioner: ***Richard & Cassandra Latowski Barrier*** **(Page 7)**
 Petition: for a 5 ft. Variance for the construction of an existing addition to an attached garage 5 ft. from the East side property line (Ordinance requires 10 ft.).
 Location: North side of Liberty Drive, 380 ft. East of West County Line Road (Ash Road), being Lot 14 of Liberty Park, common address of 30925 Liberty Drive in Cleveland Township, zoned R-1. (30925LibertyDr-100518-1)

SPECIAL USES

A. Petitioner: ***Brett & Homerette Faulkner*** **(Page 8)**
 Petition: for a Special Use for a mobile home.
 Location: North side of CR 50, 363 ft. West of US 33, common address of 12383 CR 50 in Benton Township, zoned A-1. (12383CR50-100513-1)

- B. Petitioner: ***Neil T. & Betsy Ann Kelly*** (Page 9)
Trustees of the Kelly Family Trust
Petition: for a Special Use to allow for a wind turbine (Specifications F - #31.50).
Location: North side of CR 38, 1,209 ft. East of CR 13, common address of 23725 CR 38 in Harrison Township, zoned A-1. (23725CR 38-100519-1)
- 9:00 A.M. (LANTZ)**
- C. Petitioner: ***Michael P. & Debra K. Ellis*** (Page 10)
Petition: for the renewal of an existing Special Use for a kennel with outdoor pens and runs in an A-1 district (Specifications F - #15.10).
Location: West side of CR 21, 2,100 ft. North of CR 26, common address of 59603 CR 21 in Jefferson Township. (59603CR 21-100503-1)
- D. Petitioner: ***Kenneth L. & Connie R. Morningstar*** (Page 11)
Petition: for a Special Use for a home workshop/business for the making of RV chair frames and related furniture parts (Specifications F - #45).
Location: East side of CR 1, 1,900 ft. South of CR 32, common address of 63362 CR 1 in Olive Township, zoned A-1. (63362CR 1-100524-1)
- 9:30 A.M. (MILLER)**
- E. Petitioner: ***Daniel J. Yoder (land contract purchaser) and Stanley Hochstetler (land contract holder)*** (Page 12)
Petition: for a Special Use for a home workshop/business for auto glass repair and replacement (Specifications F - #45), and for a 15 ft. Developmental Variance to allow for a sign 40 ft. from centerline of the right-of-way (Ordinance requires 55 ft.).
Location: East side of CR 17, 375 ft. North of Clinton Street, common address of 62420 CR 17 in Elkhart Township, zoned A-1. (62420CR 17RD-100521-1)
- F. Petitioner: ***Orla H. & Erma L. Yoder*** (Page 13)
Petition: for a Special Use for a home workshop/business for a woodworking shop (Specifications F - #45), a 27 ft. Developmental Variance to allow for an existing sign 28 ft. from centerline of the right-of-way (Ordinance requires 55 ft.), and a Developmental Variance to allow for the existing 12 sq. ft. sign (ordinance allows no more than 4 sq. ft. per side).
Location: East side of SR 13, 450 ft. South of CR 38, common address of 65438 SR 13 in Clinton Township, zoned A-1. (65438SR 13-100524-1)
- G. Petitioner: ***Ronald E. Williams*** (Page 14)
Petition: for a Special Use to allow for a wind turbine (Specifications F - #31.50).
Location: South side of CR 2, 602 ft. East of Cobus Ridge Lane, East of Ash Road, common address of 30400 CR 2 in Cleveland Township, zoned A-1. (30400CR 2-100521-1)

SPECIAL USE/VARIANCE**10:00 A.M.****(HOMAN)**

- A. Petitioner: ***Melvin J. & Ruth A. Lehman*** (Page 15)
Petition: for an amendment to a Special Use for a home workshop/business for metal fabricating (Specifications F - #45), and a Developmental Variance to allow the total square footage of accessory structures to be larger than the living area in the primary structure.
Location: East side of CR 13, 2,400 ft. North of CR 52, common address of 71024 CR 13 in Union Township, zoned A-1. (71024CR 13-100520-1)

USE VARIANCE

- A. Petitioner: ***JJ Brooks, LLC (Lessor) and Lamar Chupp (Lessee)*** (Page 16)
Petition: for a Use Variance to allow for a used car lot to be located in a B-1 zone (Ordinance requires B-3).
Location: North side of Washington Street, 101 ft. East of Jefferson Street, being the South half of Lot 60 in Millersburg (Original Town), common address of 109 E. Washington Street in Clinton Township. (109EWashingtonSt-100524-1)

TABLED ITEM**10:30 A.M.****(HESSER)**

- A. Petitioner: ***Devon R. & Raymonde S. Witmer*** (Page 17)
** (public hearing was closed) **
Petition: for a Special Use for warehousing and storing of cut limestone (Specifications F - #44) to include outside storage, and for a Developmental Variance to allow for the total square footage of accessory structures to exceed the total square footage in the primary structure.
Location: South side of CR 30, 2,000 ft. West of CR 13, common address of 24340 CR 30 in Harrison Township, zoned A-1. (24340CR 30-100406-1)

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

- ***Steve Adams*** - Review of a Use Variance for an amusement center in a M-1/R-1 zoning district (Case #20081721)
- ***Ryan Andrew & Heather J. Kallimani*** - Site plan approval for a Special Use for an agricultural use for the keeping of chickens and cows in an R-1 zoning district (Case # 57755NewmanSt.-100413-1)

ADJOURNMENT