AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

NOVEMBER 18, 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 21st day of October.

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.

DEVELOPMENTAL VARIANCES 8:30 A.M. (MILLER)

A.	Petitioner:	Bessie G. Goodison (Page 6a)
	Petition:	for a 3 ft. Developmental Variance to allow for construction of an addition to
		the residence 7 ft. from the East side property line (Ordinance requires 10 ft.).
	Location:	South side of CR 10, 460 ft. West of CR 17, common address of 22090 CR
		10 in Osolo Township, zoned R-1. (22090CR 10-101021-1)
B.	Petitioner:	William & Penny Feeney (Page 7a)
	Petition:	for a 45 ft. Developmental Variance to allow for the construction of a
		manufacturing business 30 ft. from the centerline of the right-of-way of
		Railroad Street (Ordinance requires 75 ft.) and for a 15 ft. Developmental
		Variance to allow for the construction of a manufacturing building 35 ft.
		from a residential zoning district (Ordinance requires 50 ft.).
	Location:	South end of Railroad Street, 265 ft. East of SR 15, common address of
		68640 Railroad Street in Jackson Township, zoned M-1.
		(68640Railroad Street-101025-1)

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<u>SPE0</u> A.	CIAL USES Petitioner: Petition: Location:	<i>Betty M. Powell</i> (Page 8a) for a Special Use for an agricultural use for the keeping of five horses on a tract of land containing less than three acres (Specifications F- #1). Southwest side of CR 8, 2,000 ft. Northwest of CR 35, common address of
	Location.	13974 CR 8 in York Township, zoned A-1. (13974CR 8-101014-1)
л	Detitionen	$\frac{9:00 \text{ A.M.}}{(\text{LANTZ})} $
B.	Petitioner: Petition:	<i>Jamie & Esperanza Navarro</i> (Page 9a) for a Special Use renewal for warehousing and storing in an A-1 district for a semi tractor and trailer (Specifications F - #44).
	Location:	North side of US 20, 1,470 ft. West of CR 19, common address of 21031 US 20 in Jefferson Township. (21031US 20-100920-1)
C.	Petitioner: Petition: Location:	Owen L. & Marietta C. Yoder(Page 10a)for a Special Use for a saw mill in an A-1 district (Specifications F - #37).Southeast corner of CR 34 & SR 13, common address of 11950 CR 34 in Clinton Township.(11950CR 34-101025-1)
		<u>9:30 A.M. (HOMAN)</u>
D.	Petitioner: Petition:	Robert & Jennifer Shaw(Page 11a)for a Special Use to allow for an agricultural use (keeping of two goats) on property containing three acres or less (Specifications F - #1).
	Location:	West side of Tecumseh Drive, 375 ft. North of CR 150, 1,150 ft. West of CR 7, common address of 70931 Tecumseh Drive in Union Township, zoned A- 1. (70931TecumsehDr-101022-1)
E.	Petitioner: Petition: Location:	Ceja Consuelo(Page 12a)for a Special Use for an existing church (Specifications F - #48).South side of Modrell Avenue, 400 ft. West of Independence Street, being Lot 57 of Rose Lawn Subdivision, common address of 25404 Modrell Avenue in Osolo Township, zoned R-2.(25404ModrellAve-101025-1)
F.	Petitioner: Petition:	Ugine & Jessica Titov(Page 13a)for a Special Use for a beauty salon in an A-1 zoning district (SpecificationsE = #46)
	Location:	F - #46). East side of SR 15, 2,053 ft. North of CR 18, common address of 57622 SR 15 in Jefferson Township. (57622SR 15-101025-1)
<u>SPE</u>	CIAL USE/DE	VELOPMENTAL VARIANCES <u>10:00 A.M.</u> (WOLGAMOOD)

A.	Petitioner:	Nelson & Esther Lehman	(Page 14a)
	Petition:	for a Special Use for a home workshop/business fo	or a bakery and coffee
		shop (Specifications F - #45) and for a Developmenta	l Variance to allow the
		total square footage of accessory structures to exceed t	the total square footage
		in the primary structures.	
	Location:	West side of CR 31, 550 ft. South of CR 36, common	n address of 64091 CR
		31 in Elkhart Township, zoned A-1.	(CR 31-101013-1)

B.	Petitioner:	Rex Albert & Christy L. Shriner	(Page 15a)
	Petition:	for a Special Use for a home workshop/business	for an art studio
		(Specifications F - #45); for a 25 ft. Developmental Varian	nce to allow for the
		construction of an attached personal garage/workshop 50	ft. from centerline
		of the right-of-way of CR 142 (Ordinance requires 7	5 ft.); for a 5 ft.
		Developmental Variance to allow for the placement of a	wall mounted sign
		for said workshop 50 ft. from centerline of the right-o	of-way of CR 142
		(Ordinance requires 55 ft.); and for a Developmental Va	riance to allow for
		the total square footage of accessory structures to excee	ed the total square
		footage in the primary structure.	_
	Location:	Southeast corner of CR 21 & CR 142, common address	of 67488 CR 21 in
		Jackson Township, zoned A-1. (6	7488CR 21-101022-1)
		<u>10:30 A.M. (HESSER)</u>	
C.	Petitioner:	Mervin & Marv E. Bontrager	(Page 16a)

C. Petitioner: Mervin & Mary E. Bontrager (Page 16a)
Petition: for an amendment to an existing Special Use for a home workshop/business for a woodworking business (Specifications F - #45) to allow for the construction of an addition to the existing workshop and a Developmental Variance to allow for the total square footage of accessory structures to exceed the total square footage in the primary structure.
Location: East side of West County Line Road, 1,500 ft. South of CR 46, common address of 69266 West County Line Road in Locke Township, zoned A-1.

(69266WCounty Line Rd-101025-1)

USE VARIANCES

A.	Petitioner:	Michael Stoll (lessor) and Bonnie Barrett (lessee) (Page 17a)
	Petition:	for a Use Variance for a tattoo parlor in a B-3 district which is not more than
		1,000 ft. from any "R" district, church, school, day care, public park, or any residential use.
	Location:	North side of Vistula Street (SR 120), 175 ft. East of Division Street (SR 15), common address of 110 Vistula Street in Washington Township. (110VISTULA STREET-101004-1)
		(110/15102A SIKEE1-101004-1)
B.	Petitioner:	Jonas L. & Lizzie R. Miller (Page 18a)
	Petition:	for a Use Variance to allow for the construction of a second dwelling on a

Petition:for a Use variance to allow for the construction of a second dwelling on a
single zoning parcel.Location:Southwest corner of SR 13 & CR 20, common address of 59011 SR 13 in
Middlebury Township, zoned A-1.

<u>11:00 A.M.</u> (MILLER)

 C. Petitioner: Amerco Real Estate Company (Page 19a) C/o U-Haul of Northern Indiana
Petition: for a Use Variance to allow for the placement of truck beds to be used for storage.
Location: North side of US 33, 500 ft. West of CR 3, Lots 7-12 of Highway Gardens, common address of 29057 US 33 in Baugo Township, zoned M-2. (29057US 33-101025-1)

TABLED ITEMS

A.	Petitioner:	Robertson Chomphanuvong (owner) and Soukahn(Page 20a)Keovilayvong (co-owner)**** PUBLIC HEARING CLOSED **
	Petition:	for a Special Use for a church (Specifications F - #48).
	Location:	North side of US 20, 500 ft. West of CR 27, common address of 17341 US Highway 20 in Jefferson Township, zoned A-1. (<i>17341Us Highway20-100819-1</i>)
B.	Petitioner:	Mark Osler (Page 21a) * * PUBLIC HEARING OPEN * *
B.	Petitioner: Petition:	Mark Osler(Page 21a)**PUBLIC HEARING OPEN **for a Special Use for the extraction and sale of gravel, sand or other rawmaterials (Specifications F - #10.00).

STAFF/BOARD ITEMS(time of review at the discretion of the Board of Zoning Appeals)>Request for a minor change to Use Variance #20044212 for Paul & Rose Royer

ADJOURNMENT