## *AGENDA*

## ELKHART COUNTY BOARD OF ZONING APPEALS

**SEPTEMBER 15. 2011** 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 August 2011.

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

Elkhart County Zoning Ordinance and Staff Report materials are 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.

<b>DEVELOPMENTAL VARIANCES</b>		AL VARIANCES 8:30 A.M.	<b>WOLGAMOOD</b>
A.	Petitioner:	Johnny W. & Corinne R. Linton	(Page 1a)
	Petition:	for a 23 ft. Developmental Variance to allow for the construction of a garage	
		27 ft. from centerline of the right-of-way of 'B' Street.	
	Location:	Northwest corner of Lakewood Drive and	'B' Street, being Lots 108,109,

and South 20 feet of Lot 107 of Lakeside Place, common address of 26225 Lakewood Dr. in Osolo Township, zoned R-2. (26225LakewoodDr-110819-1)

B. Petitioner: Shawn P. Nolke (Page 2a)

Petition: 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: East side of Winding Waters Lane, 1100 ft. South of CR 4, being Lot 17 of

> Winding Waters South, common address of 52176 Winding Waters Lane in Osolo Township, zoned R-1. (52176Winding WatersLn-110722-1)

**SPECIAL USES** 

A. Petitioner: Gene Crusie (Page 3a)

Petition: for a Special Use for a wireless communications facility (Specifications F -

#31.50).

Location: West side of SR 15, 1,850 ft. South of CR 14, common address of 56603 SR

15 in Jefferson Township, zoned A-1. (56603SR 15-110726-1)

9:00 A.M. MILLER

B. Petitioner: Lavern & Kathryn Whetstone (Page 4a)

Petition: for a Special Use renewal for an existing kennel with indoor pens and/or

runs (Specifications F - #15.00) and outdoor pens and/or runs in an A-1

district (Specifications F - #15.10).

Location: South side of CR 22, 200 ft. West of CR 35 to the North, common address of

14304 CR 22 in Middlebury Township. (14304CR 22-110801-1)

SPECIAL USE/DEVELOPMENTAL VARIANCES

A. Petitioner: Brian Blanda (Page 5a)

Petition: for a Special Use for warehousing and storing of vehicles, trailer and

equipment for a lawn service business (Specifications F - #44), and for a Developmental Variance to allow the total square footage of accessory

structures to exceed the total square footage in the primary structure.

Location: Southwest corner of CR 24 and CR 1 South, common address of 30036 CR

24 in Baugo Township, zoned A-1. (30036CR 24-110722-1)

<u>9:30 A.M.</u> <u>HESSER</u>

B. Petitioner: Mervin D. Hostetler (Page 6a)

Petition: for a Special Use for a home workshop/business for a woodworking business

(Specifications F - #45), 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: North side of CR 30, 850 ft. West of CR 41, 1,800 ft. East of SR 13,

common address of 11641 CR 30 in Clinton Township, zoned A-1.

(11641County Road 30-110822-1)

C. Petitioner: Elcona Country Club, Inc. (lessor) and

Verizon Wireless (lessee) c/o Insite RE, Inc. (Page 7a)

Petition: for a Special Use for a wireless communications facility (Specifications F -

#31.50) and an 8 ft. Developmental Variance to allow for the placement of an equipment shelter 112 ft. from centerline of the right-of-way of US 20

(Ordinance requires 120 ft.).

Location: Northeast corner of CR 21 and US 20, common address of 56784 CR 21 in

Jefferson Township, zoned A-1. (56784CR 21-110715-1)

**USE VARIANCE** 

A. Petitioner: Ronald & Esperanza Wilcox (Page 8a)

Petition: for a Use Variance to allow for utilities (electric, gas and water) in an

existing non-conforming accessory building.

Location: North side of CR 16 (Indiana Avenue), 1,030 ft. West of Nappanee Street

(SR 19), being Lot 1 of C.R. Bash Subdivision in Baugo Township, zoned R-1. (0CR 16-110822-1)

TABLED ITEMS 10:00 A.M. (HOMAN)

A. Petitioner: Square 1 Builders (Page 9a)

Petition: for a 5 ft. Developmental Variance to allow for the construction of a

residence 25 ft. from the front property line (Plat requires 30 ft.).

Location: Southeast end of Moonstone Lane cul-de-sac, 349 ft. East of Garnet Lane,

East side of CR 21, being Lot 36 of Emerald Chase Section Three, common

address of 20024 Moonstone Lane in Jefferson Township, zoned A-1.

(20024 Moonstone Ln-110621-1)

B. Petitioner: John & Tammy Moore (Page 10a)

(PUBLIC HEARING CLOSED)\*\*

Petition: for a Special Use for warehousing and storing of trucks, trailers and

machinery for a snow plowing, property maintenance and light excavating

service business in an A-1 district (Specifications F - #44).

Location: East side of Ash Road, 530 ft. North of CR 28, common address of 60904

Ash Road in Baugo Township. (60904AshRd-110621-1)

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

> Commitments

## **ADJOURNMENT**