# *AGENDA*

## ELKHART COUNTY BOARD OF ZONING APPEALS

DECEMBER 20, 2012 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 15<sup>th</sup> day of November 2012.

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.

### **DEVELOPMENTAL VARIANCE** 8:30 A.M.

A. Petitioner: Gregg A. & Vicki S. Miller (Page 3)

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: South side of CR 44, 400 ft. West of Brunswick Drive, West of CR 31,

common address of 16248 CR 44 in Jackson Township, zoned A-1.

16248CR 44-121115-1

#### SPECIAL USE MOBILE HOME

B. Petitioner: Fred Roy Joe Detwiler (Page 4)

Petition: for a Special Use for a mobile home.

Location: West side of CR 23, 650 ft. South of East West Toll Road, common address

of 52405 CR 23 in Washington Township, zoned A-1. 52405 CR 23-121119-1

**SPECIAL USES** 

C. Petitioner: Tri County Land Trustee Corp. Attn: Paul Schwartz (Page 5)

Petition: for an amendment to an existing Special Use for a commercial greenhouse in

an A-1 district (Specifications F - #12).

Location: East side of SR 13, 1,150 ft. North of CR 26, common address of 59800 SR

13 in Middlebury Township, zoned A-1. 59800SR 13-121119-1

9:00 A.M.

D. Petitioner: Arthur R. & Ronda S. Baer (Page 6)

Petition: for a Special Use for a home workshop/ business for custom embroidery and

heat transfers (Specifications F - #45).

Location: North side of CR 40, 673 ft. West of CR 31, being Lot 3 of Prairie Trails

Farm Sub., common address of 16123 CR 40 in Elkhart Township, zoned A-1.

E. Petitioner: Jason Graber (Page 7)

Petition: for a Special Use for the parking of a school bus in an A-1 district

(Specifications F - #57).

Location: North side of CR 20, 200 ft. East of Sun Valley Blvd., common address of

19711 CR 20 in Jefferson Township, zoned A-1. 19711CR 20-121119-1

9:30 A.M.

F. Petitioner: Schrock Family Revocable Living Trust of (Page 8)

August 15, 2004, Freeman D. & Ida M. Schrock as Co-Trustee

Petition: for an amendment to an existing Special Use for commercial greenhouses in

an A-1 district (Specifications F - #12).

Location: North side of CR 36, 868 ft. West of CR 35, common address of 14155 CR

36 in Clinton Township, zoned A-1. 14155CR 36-121119-1

SPECIAL USE/DEVELOPMENTAL VARIANCE

G. Petitioner: Jerry E. & Louise Miller (Page 9)

Petition: for an amendment to an existing Special Use for a home workshop/business

for a woodworking business (Specifications F - #45), for a 5 ft. Developmental Variance to allow for an addition to an accessory structure 5 ft. from the rear property line (Ordinance requires 10 ft.), for a Developmental Variance to allow for two additional outside employees for a total of four (Ordinance permits two), and for a Developmental Variance to allow for the total square footage of accessory structures to exceed the

square footage in the primary structure.

Location: North side of CR 26, 720 ft. East of CR 37, common address of 12857 CR

26 in Middlebury Township, zoned A-1. 12857CR 26-121119-1

**USE VARIANCE** 

H. Petitioner: Alfonso & Mali Perez (Buyer) (Page 10)

and Kenneth L. Geans (Seller)

Petition: for a Use Variance for parking a commercial vehicle in an R-1 zone.

Location: South side of US 20, East of Meadowood Drive, East of CR 13, common

address of 23240 US 20 in Concord Township, zoned R-1.

23240US 20-121119-1

<u>TABLED ITEM</u> <u>10:00 A.M.</u>

I. Petitioner: Roland L. & Elizabeth A. Martin (Page 11)

Petition: for an amendment to an existing Special Use for commercial greenhouses in

an A-1 district, to allow for construction of an additional greenhouse

(Specifications F - #12).

Location: West side of CR 15, ½ mile South of CR 44, common address of 68417 CR

15 in Union Township, zoned A-1. 68417County Road 15-121018-1

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

Changes to Board of Zoning Appeals Application form

- 2013 Agreement for Legal Services
- Zoning Ordinance Update

# **ADJOURNMENT**