## **AGENDA**

## ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

JULY 18, 2012 8:45 A.M.

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

## Call to Order

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.

## DEVELOPMENTAL VARIANCES 8:45 A.M.

A. Petitioner: Cody & Caitlin Miller (Page 1)

Petition: for a 3 ft. Developmental Variance to allow for the construction of an

accessory structure 7 ft. from the East rear property line (Ordinance requires 10 ft.) and a 2 ft. Developmental Variance to allow said structure 3 ft. from

the South side property line (Ordinance requires 5 ft.).

Location: Southeast corner of Main Street and Lawrence Street, 100 feet West of State

Street, being N 90 ft. Lots 5, 6, 7 of Middlebury (Original Town), common

address of 302 S. Main Street in Middlebury Township, zoned R-2.

302SMainSt-120625-1

B. Petitioner: Shawn Miller (Page 2)

Petition: for a 9 ft. Developmental Variance to allow for the construction of an

addition to an existing residence 41 ft. from centerline of the right-of-way of

Tarman Road (Ordinance requires 50 ft.).

Location: South side of Tarman Road, 88 ft. East of Myers Street, being Lots 1 and 2

of Tarman's North Side Addition No. 1, and Lot 1 of vacated Winona St. (adjacent to the east), common address of 19100 Tarman Road in Jackson Township, zoned R-1.

19100TarmanRd-120622-1

C. Petitioner: Guy Lee Stiles & Gene A. Stiles (Page 3)

Petition: for a 12 ft. Developmental Variance to allow for an existing carport 63 ft.

from the centerline of the right-of-way of CR 26 (Ordinance requires 75 ft.), and for a 2 ft. Developmental Variance to allow for the construction of a screened porch 73 ft. from the centerline of the right-of-way of CR 26

(Ordinance requires 75 ft.).

Location: North side of CR 26, 840 ft. East of SR 13, being Lot 1 of Dico Subdivision,

common address of 12337 CR 26 in Middlebury Township, zoned A-1.

12337CR 26-120614-1

D. Petitioner: Bradley S. & Jennifer L. Rodman (Page 4)

Petition: for a 3 to 1 depth to width ratio Developmental Variance to allow for the

construction of a residence 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: West side of CR 27, 310 ft. South of CR 42 in Jackson Township, zoned A-

1. 00CR 27-120621-1

E. Petitioner: *Marilyn McClure* (Page 5)

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: North side of North Shore Drive, 100 ft. North of Beach Road entrance,

1,230 ft. West of CR 11, common address of 24963 North Shore Drive in Osolo Township, zoned R-2. 24963NorthShoreDr-120625-2

9:15 A.M.

F. Petitioner: New Paris Partners, LLC (buyer) and (Page 6)

Northern Lakes Investment Corp. (seller)

Petition: for a 10 ft. Developmental Variance to allow for the construction of a retail

business 110 ft. from centerline of the right-of-way of SR 15 (Ordinance

requires 120 ft.).

Location: Southwest corner of SR 15 and CR 46 in Jackson Township, zoned B-2/A-1.

68533SR 15-120625-1

**TABLED ITEMS** 

G. Petitioner: Noe and Juana Loera (Page 7)

Petition: for a Special Use for an existing mobile home.

Location: West side of CR 33, 1,700 ft. North of US 20 in Middlebury Township,

zoned A-1. 56667County Road 33-120514-1

H. Petitioner: Scott Allen Moyer, Sr. & Gertrude Moyer (Page 8)

Petition: for a Special Use for an existing mobile home.

Location: South side of State Line Road, 1,100 ft. West of CR 17, common address of

21528 State Line Road in Washington Township, zoned A-1.

21528STATE LINE ROAD-120507-1