## **AGENDA**

## ELKHART COUNTY BOARD OF ZONING APPEALS

MARCH 15, 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 16<sup>th</sup> day of February 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.

**SPECIAL USE** 8:30 A.M. (HESSER)

Petitioner: Marlin E. & Molly J. Crist, Ethel L. Culp, (Page 7) A.

Trustee of the Ethel L. Culp Revocable Living Trust, and

Gregory L. & Rebecca S. Schrock (owners)

Petition: for a Special Use to allow for a church conference.

Location: East side of CR 13, 1,500 ft. North of CR 36, common address of 63634 CR

> 13 in Harrison Township, zoned A-1. 63634CR 13-120215-1)

SPECIAL USE / DEVELOPMENTAL VARIANCE

Petitioner: Tri-County Land Trustee Corporation (owner) and (**Page 8**)

Henry D. Troyer, Lovina J. Troyer,

Kenneth Stoltzfus and Elizabeth Stoltzfus (occupants/operators)

for a Special Use for a home workshop/business for repairing tools Petition:

(Specifications F - #45), and for a Developmental Variance to allow for a 32

sq. ft. sign (Ordinance allows 8 sq. ft.).

Location: South side of US 20, 575 ft. West of CR 33, common address of 15130 US

> 20 in Middlebury Township, zoned A-1. (15130US 20-120220-1)

**USE VARIANCE** (WOLGAMOOD) 9:00 A.M.

Petitioner: Douglas W. & Margaret Stuckey (Page 9)

Petition: for a Use Variance to allow for the construction of a second dwelling on a

parcel.

Location: East side of Bristol Avenue (CR 8), 181 ft. South of Hemsberd Street (CR

> 14), common address of 408 Bristol Avenue in Middlebury Township, zoned A-1.

(408BristolAve-120207-1)

**DEVELOPMENTAL VARIANCE** 

D. Petitioner: Norman E. & Katie C. Lehman (Page 10)

(occupants/operators) and Tri-County Land

Trustee Corporation for Tri-County Land Trust (owner)

Petition: for a Developmental Variance to allow existing signage to exceed the

> signage requirements for a home workshop/business, a Developmental Variance to allow existing signage to be located within the required front yard setback for a home workshop/business, a Developmental Variance to allow existing signage to exceed the height requirements for a home workshop/business, and a Developmental Variance to allow no more than

three employees who do not occupy the residence on site.

Location: North side of CR 16, 1,900 ft. East of CR 116, common address of 11401

> CR 16 in Middlebury Township, zoned A-1. (11401CR 16-120220-1)

**TABLED ITEM** 

E. Petitioner: Nelson R. & Ruth E. Gingerich (Page 11)

\*\* (PUBLIC HEARING WAS CLOSED) \*\*

Petition: for an amendment to an existing Special Use for an agri-business for a feed

mill and a fencing business to allow for the construction of an addition to the

feed mill for feed storage (Specifications F - #56).

North side of CR 20, 1,100 ft. East of CR 22, common address of 15459 CR Location:

> (15459CR 20-120119-1) 20 in Middlebury Township, zoned A-1.

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

**ADJOURNMENT**