

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS

AUGUST 15, 2013

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 July 2013.

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**

**8:30 A.M.**

**(HESSER)**

- A. Petitioner: ***Carl Raymond and Joan Margaret Wright*** (Page 4)  
Petition: for a Developmental Variance to allow for an existing residence on property served by an access easement.  
Location: West side of CR 133, 1,800 ft. North of CR 4, common address of 51551 County Road 133 in York Township, zoned A-1.  
51551County Road 133-130719-1
- B. Petitioner: ***Aaron Matthew Sawatsky Kingsley and Natasha Rose Sawatsky Kingsley*** (Page 5)  
Petition: for a 100 ft. lot width Developmental Variance to allow for an existing residence (Ordinance requires 100 ft.), a Developmental Variance to allow for said residence on property served by an access easement on Lot 2A, and a 3 to 1 depth to width ratio Developmental Variance to allow for the construction of a residence on Lot 2B .  
Location: East side of CR 21, 2,500 ft. North of CR 19, being Lot 2 of Sawatsky Kingsley Minor, common address of 61090 CR 21 in Elkhart Township, zoned A-1.  
61090CR 21-130722-1

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

- C. Petitioner: ***Jeremy Schlabach (Buyer of Parcel A) and Dennis Schlabach (Buyer of Parcel B) and Phillip G. Eddy (Seller)*** (Page 6)  
Petition: for a 3 to 1 depth to width ratio Variance to allow for the construction of a residence on Parcel A and for a 3 to 1 depth to width ratio Variance to allow for an existing residence and accessory building for Parcel B.  
Location: South side of CR 18, 3,000 ft. East of CR 29, common address of 16160 CR 18 in Jefferson Township, zoned A-1.- 16160CR 18-130722-1

**SPECIAL USES**

- D. Petitioner: ***Ines Ambriz*** (Page 7)  
Petition: for a Special Use for an agricultural use for the keeping of 10 hens and 3 peacocks on a tract of land containing three acres or less and in an R-2 zoning district (Specifications F - #1).  
Location: East side of Woodrow Street, 149 ft. North of Carl Street, North of CR 20, being Lot 100 of Revised Locust Grove Subdivision, common address of 57588 Woodrow St. in Baugo Township. 57588WoodrowSt-130628-1

**9:30 A.M. (CAMPANELLO)**

- E. Petitioner: ***Alexander B. & Rebecca M. Cartwright*** (Page 8)  
Petition: for a Special Use for a solar panel (Specifications F - #31.50).  
Location: East side of CR 21, 375 Ft. South of CR 44 West, common address of 68060 CR 21 in Jackson Township, zoned A-1. 68060CR 21 – 130723-1

- F. Petitioner: ***Jack E. Warner (lessor) and BIMI, LLC (lessee)*** (Page 9)  
Petition: for a Special Use renewal for an existing landfill.  
Location: Northeast side of CR 45, 1,100 ft. Northwest of Florence Avenue, Southeast of US 20 By-Pass, in Concord Township, zoned R-1. CR 45-130722-1

**10:00 A.M. (HOMAN)**

- G. Petitioner: ***Wesley A. Mappin*** (Page 10)  
Petition: for a Special Use for an agricultural use for the keeping of a teacup pig in an R-2 zone on less than three acres (Specifications F - #1).  
Location: East side of Main Street (SR 13), 103 ft. North of Lawrence St., S 25 ft. of N ½; N 25 ft. of S ½ - Lots 11, 12, 13, 14, common address of 208 S. Main in Middlebury Township. 208SMainSt-130702-1

**USE VARIANCE**

- H. Petitioner: ***Della R. Routson*** (Page 11)  
Petition: for a Use Variance to allow a residential use in an M-1 district.  
Location: South side of St. Joseph Street, 196 ft. West of Washington Street, common address of 305 E. Saint Joseph Street in Washington Township. 305ESaintJosephSt-130717-1

**TABLED ITEMS**

**10:30 A.M. (HESSER)**

- I. Petitioner: ***Clinton Christian School Association, Inc.*** (Page 12)  
Petition: for an amendment to an existing Special Use for a private school to allow for the placement of an electronic messaging sign (Specifications F-#28) and for a Developmental variance to allow said sign to be within 300 ft. of existing residences (ordinance requires 300 ft. minimum separation between electronic message boards and existing residences).  
Location: West side of CR 35, 1,000 ft. South of SR 4, common address of 61763 CR 35 in Clinton Township, zoned A-1. 61763CR 35-130624-1
- J. Petitioner: ***Matthew L. Miller*** (Page 13)  
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 and for a Special Use for a home workshop/business for construction business (Specifications F - #45).  
Location: East side of CR 33, 1,150 ft. South of US 33, common address of 68548 CR 33 in Benton Township, zoned A-1. 68548CR 33-130624-1

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

- *Trinity Lutheran Church of Elkhart (991568) – major/minor change for amendment to an existing Special Use*
- *Accessory Exceeding Primary for Special Use Permits*
- *Discussion of Planning & Zoning fees*

**ADJOURNMENT**