AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

DECEMBER 18, 2013 8:30 A.M.

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

Call to Order

VARIANCES

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.

8:30 A.M.

Petitioner: S & M Realty, Inc., an Indiana Corporation Α. (Page 1) Petition: for a 44 ft. Developmental Variance to allow for the construction of an office addition to an existing manufacturing building 31 ft. from centerline of the right-of-way of Violet Road (Ordinance requires 75 ft.) and for a 5 ft. Developmental Variance to allow for said addition 70 ft. from centerline of the right-of-way of Woodlawn Avenue (Ordinance requires 75 ft.). Location: Northwest corner of Woodlawn Avenue and Violet Road, 1,650 ft. East of CR 9, common address of 25687 Woodlawn Ave. in Osolo Township, zoned M-2. 25687WoodlawnAve-13112-1 B. Petitioner: Dennis E. & Anita R. Myers (**Page 2**) Petition: for a 4 ft. Developmental Variance to allow for the construction of an addition to an attached garage 31 ft. from the front property line (Plat requires 35 ft.). Location:

South side of Meadow Ridge Drive, 223 ft. Southeast of Meadowland Drive, East of CR 21, being Lot 109 of Meadow – Ridge Estates 9th, common address of 64339 Meadow Ridge Dr. in Elkhart Township, zoned A-1.

64339 MeadowRidge Dr-131107-1

C. Petitioner: Thomas E. & Sandra M. Baylor (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 20 (Mishawaka Road), 323 ft. East of 15th Street, being

Lots 21 & 22 of Collins Add., common address of 27184 CR 20 in Concord

Township, zoned R-2. 27184CR 20-131125-1

TABLED ITEM

D. Petitioner: Jeffrey J. Gill (buyer) and Sherlock Homes of Indiana (seller) (Page 4)

Petition: for a 50 ft. lot width Developmental Variance to allow for the construction of

a residence (Ordinance Requires 100 ft.) and for a 3 to 1 depth to width ratio

Developmental Variance to allow for the construction of a residence.

Location: West end of Carter Lane, 163 ft. South of Ozinga Drive, West of SR 15,

common address of Carter Lane in Jackson Township, zoned A-1.

CARTER LANE-131014-1