

AGENDA
ELKHART COUNTY BOARD OF ZONING APPEALS

FEBRUARY 21, 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 17th day of January 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.

Postponement of Business Items – Any person having business to come before the Board may request postponement or withdrawal of such at this time.

DEVELOPMENTAL VARIANCES **8:30 A.M.** **(HESSER)**

- A. Petitioner: ***Harold & Pam Hymer (owner)*** **(Page 3)**
 and Paul J. Comino (contract holder)
 Petition: for a 3 to 1 depth to width ratio Developmental Variance (proposed Parcel A) and for a 3 to 1 depth to width ratio Developmental Variance (proposed Parcel B).
 Location: East side of CR 25, 1,750 ft. South of CR 46, common address of 00 CR 25 in Jackson Township, zoned A-1. 00CR 25-130118-1
- B. Petitioner: ***Lucille Smeltzer Trustee Smeltzer*** **(Page 4)**
 Revocable Trust (life estate)
 Petition: for a Developmental Variance to allow for an existing residence on property served by an access easement.
 Location: 190 ft. West of Spring Street, 350 ft. North of Waterford Street (CR 40), being proposed Lot 1 of proposed Spring Street Addition to Wakarusa, common address of 107 N. Spring Street in Olive Township, zoned R-2. 107NSpringSt-130114-1

- C. Petitioner: ***George A. Reed Jr. or Carolyn S. Reed Trustees (life estate)*** (Page 5)
Petition: for a 3 to 1 depth to width ratio Developmental Variance for the creation of a parcel.
Location: North side of CR 48, 1,050 ft. East of SR 19, common address of 27615 CR 48 in Union Township, zoned A-1. 27615CR 48-130118-1

9:00 A.M. (MILLER)

- D. Petitioner: ***Mark A. & Rosemary Corpe*** (Page 6)
Petition: for a Developmental Variance to allow for the construction of a residence on property served by a non-maintained, unimproved county road.
Location: 650 ft. West off of CR 7, 1,300 ft. North of CR 10, common address of 54257 CR 7 in Osolo Township, zoned R-1. 54257CR 7-130118-1

SPECIAL USES

- E. Petitioner: ***Edward S. & Donna K. Tazelaar*** (Page 7)
Petition: for a Special Use for a home workshop/business for gunsmithing and sales of firearms (Specifications F - #45).
Location: North side of Joan Kay Lane, 220 ft. West of Jenny Lane, West of Jemian Drive, North of CR 18, being Lot 11 of Jemian Trace Phase II, common address of 18975 Joan Kay Lane in Jefferson Township, zoned A-1. 18975JoanKayLn-121228-1

9:30 A.M. (CAMPANELLO)

- F. Petitioner: ***Andrew G. & Susie Martin*** (Page 8)
Petition: for a renewal of an existing Special Use for an agri-business in an A-1 district to include fabrication of trusses for construction of structures for crops and animals husbandry farming operation (Specifications F - #56).
Location: East side of CR 1, 1,800 ft. South of CR 30, common address of 62332 CR 1 in Olive Township. 62332CR 1-130114-1

- G. Petitioner: ***Marion P. Wenger*** (Page 9)
Petition: for a Special Use for a bed and breakfast homestay in an A-1 district (Specifications F - #4.50) and for a Special Use for a privately owned recreation business for wedding venues, birthday parties and similar special events (Specifications F - #20).
Location: North side of CR 42, 2,500 ft. West of CR 7, common address of 27473 CR 42 in Harrison Township. 27473CR 42-130118-1

- H. Petitioner: ***James P. & Jennifer N. Kumm*** (Page 10)
Petition: for a Special Use for a home workshop/business for gunsmithing and sales of firearms (Specifications F - #45)..
Location: East side of Old Orchard Lane, 745 ft. Southwest side of CR 16, common address of 56676 Old Orchard Lane in Concord Township, zoned R-1. 56676OldOrchardLn-130118-1

SPECIAL USE/DEVELOPMENTAL VARIANCE **10:00 A.M.** **(WOLGAMOOD)**

I. Petitioner: ***Marvin Miller and Lloyd Hochstetler (buyers)*** **(Page 11)**
 and Mervin R. & Ruth Hershberger (sellers)
 Petition: for a Special Use for a school (Specifications F - #38) and a 252 sq. ft.
 ground floor area Developmental Variance to allow for the construction of a
 residence (Ordinance requires 900 sq. ft.).
 Location: East side of CR 35, 1,350 ft. South of CR 50, common address of 71174 CR
 35 in Benton Township, zoned A-1. 71174CR 35-130117-1

USE VARIANCE

J. Petitioner: ***Calvin J. & Joann Mullet*** **(Page 12)**
 Petition: for an amendment to an existing Use Variance for a woodworking shop with
 three employees to allow for additional employees.
 Location: Southeast side of CR 28, 1,800 ft. Southwest of CR 37, common address of
 13320 CR 28 in Middlebury Township, zoned A-1. 13320CR 28-130118-1

TABLED ITEM

K. Petitioner: ***Samuel D. Yoder (landowner) and*** **10:30 A.M.** **(HESSER)** **(Page 13)**
 Alvin J. Heims (appellant)
 ****PUBLIC HEARING CLOSED****
 Petition: for an Appeal from the issuance of an Improvement Location Permit (ZN-
 121029) for a sawmill with attached lean-to.
 Location: East side of CR 43, 2,800 ft. North of CR 10, common address of 54014 CR
 43 in York Township, zoned A-1. 54014CR 43-121206-1

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

- *April Randolph – 972319 – major/minor change in ownership of a mobile home*
- *Board education*

ADJOURNMENT