AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

JUNE 20, 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 18th day of April 2013 and the 16th day of May 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.

VARIANCE 8:30 A.M. (WOLGAMOOD)

A. Petitioner: Lamar Miller

Petition: for a 2 ft. Developmental Variance to allow for the construction of a deck and roof 3 ft. from the Southwest side property line, a 2 ft. Developmental

and roof 3 ft. from the Southwest side property line, a 2 ft. Developmental Variance to allow for the construction of a deck 3 ft. from the Southeast side property line, a 1 ft. Developmental Variance to allow for a proposed eave of the existing structure 4 ft. from the Southwest side property line, and a 2 ft. Developmental Variance to allow for a proposed eave of the existing structure 3 ft. from the Southeast property line (Ordinance requires 5 ft.).

Location: Southeast side of North Shore Drive, 170 ft. South of Bell Avenue, West of

SR 19, being Part of Lot 9A of Bell's North Shore Place, common address of

50892 North Shore Drive in Osolo Township, zoned R-2.

50892NorthShoreDr-130520-1

SPECIAL USES

B. Petitioner: STCR Real Estate LLC (Page 5)

Petition: for a Special Use for a wireless communications facility (Specifications F -

#31.50).

Location: Southeast corner of CR 2 and SR 13, common address of 10758 CR 2 in

York Township, zoned M-2. 10758CR 2-130520-1

C. Petitioner: Thomas B. & Carolina Hogendobler (**Page 6**) Petition: for a Special Use for a home workshop/business for retail firearms and accessories (Specifications F - #45). Location: North side of Janiper Drive, 825 ft. West of CR 15, being Lot 54 in Ferndale Sub. 3rd Extension, common address of 23157 Janiper Drive in Concord Township, zoned R-1. 23157JanpierDr-130517-1 9:00 A.M. (CAMPANELLO) Leonard Penner & Lorena Penner D. Petitioner: (**Page 7**) Petition: for a Special Use for a public utility (placement of solar panels) (Specifications F - #31.50). West side of CR 37, 1,600 ft. North of CR 44, common address of 67613 CR Location: 37 in Benton Township, zoned A-1. 67613CR 37-130510-1 James E. & Renee L. Hansen E. Petitioner: (**Page 8**) Petition: for a Special Use for warehousing and storing of cargo trailers in an A-1 district (Specifications F - #44). North side of CR 12, 2,020 ft. West of SR 13, common address of 12121 CR Location: 12 in York Township, zoned A-1. 12121CR 12-130517-1 9<u>:30 A.M.</u> (MILLER) F. Steve P. & Julia A. Steffen Petitioner: (Page 9) Petition: for a Special Use for a public utility (ground mount solar system) (Specifications F - #31.50). East side of CR 21, 2,600 ft. North of CR 142, common address of 67024 Location: CR 21 in Jackson Township, zoned A-1. 67024CR 21-130520-1 G. Petitioner: **Timmy Jones** (Page 10) Petition: for a Special Use for a child care home in an R-1 zone (Specifications F -#23.10). South side of Vista Dr., 300 ft. West of Ardmore Dr., North of Woodridge Location: Dr., West of CR 9, being Lot 38 of Prairie View Heights 2nd, common address of 26150 Vista Lane in Concord Township, zoned R-1. 26150VistaLn-130517-1 H. Petitioner: Richard F. & Sandra F. Spencer (buyer) (Page 11)

and Luella J. Freeby (seller-deceased) Petition: for a Special Use for a beauty shop (Specifications F - #46). North side of CR 26, 856 ft. West of CR 15, common address of 23131 CR Location:

26 in Concord Township, zoned R-1. 23131CR 26-130520-1 SPECIAL USE/DEV. VARIANCE 10:00 A.M. (HOMAN)

I. Petitioner: Wayne R. & Vera C. Bontrager (Page 12)

Petition: for an amendment to site plan drawing for existing Special Use for a home

workshop/business and 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 126, 500 ft. East of CR 33 North, common address of

14872 CR 126 in Middlebury Township, zoned A-1. 14872CR 126-130509-1

USE VARIANCES

J. Petitioner: Smith Weber Realty ½ Unt & Attn Weber Marilyn (Page 13)

Petition: for a Use Variance to allow for the construction of an accessory structure

without a residence.

Location: 254 ft. South of Homer Avenue, ¾ mile South of Hively Avenue, common

address of 00 Homer Avenue in Concord Township, zoned R-1.

00HOMER AVENUE-130520-1

<u>10:30 A.M.</u> (HESSER)

K. Petitioner: Nathan & Angie Smith (Page 14)

Petition: for a Use Variance to allow for the construction of an accessory structure

prior to the construction of a residence.

Location: North side of CR 40, 300 ft. East of CR 1, common address of 00 CR 40 in

Olive Township, zoned A-1. 00CR 40-130515-1

TABLED/AMENDED ITEM

L. Petitioner: Manolo & Kathryn J. Dosal (Page 15)

Petition: for a Special Use for warehousing and storing of masonry equipment

(Specifications F - #44).

Location: East side of SR 19, 450 ft. South of CR 36, common address of 64084 SR 19

in Harrison Township, zoned A-1. 64084SR 19-130422-1

SPECIAL USE

M. Petitioner: Brent E. & Glenda Martin (Page 16)

Petition: for a Special Use to allow for a renewable energy facility, anaerobic

biodigester (Specification F - #31.50).

Location: Southwest corner of CR 40 and CR 13, common address of 24242 CR 40 in

Harrison Township, zoned A-1. 24242County Road 40-130520-1

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

• Board of Commissioners of County of Elkhart, Indiana (21968CR 38-130225-1) – removal of Lot 2 from Special Use

• Ted Webster (202WVISTULAST-120802-1) – major minor change to an approved Developmental Variance to allow for additional time to demolish existing structures

Zoning Ordinance update

ADJOURNMENT