# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS

### APRIL 17, 2014 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 20<sup>th</sup> day of March 2014.

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 VARIANCE 8:30 A.M. (CAMPANELLO)

A.	Petitioner:	Harlan Martin & Doris Martin	( <b>Page 2</b> )
	Petition:	for a 3 to 1 depth to width ratio Developmental Variance	to allow for an
		existing residence.	
	Location:	East side of CR 17, 1,208 ft. North of CR 42, common addre	ess of 66780 CR
		17 in Elkhart Township, zoned A-1. 667	80CR 17-140324-1

### SPECIAL USE

B.	Petitioner:	Morning Star School Trustees, (Page 3)	
		an Unincorporated Educational Association	
	Petition:	for an amendment to an existing Special Use for a private school	1
		(Specifications F - #38) to allow for the construction of an addition.	
	Location:	North side of CR 142, 250 ft. East of CR 11, common address of 24915 CR	Ľ
		142 in Union Township, zoned A-1. 24915CR 142-140324-1	

### SPECIAL USE/DEV. VARIANCE9:00 A.M.(WOLGAMOOD)

 C. Petitioner: Nathan R. & Janice Books (lessors) (Page 4) and Studio 7 Tattoo (Chris Kaercher) (lessee)
Petition: for a Special Use to allow for a tattoo parlor in a B-3 district (Specifications F - #58) and for a Developmental Variance to allow the tattoo studio to be less than 1,000 ft. from any "R" district, church, school, day care, public park, or any residential use.
Location: North side of Old US 33 and South side of Rosen Court, 275 ft. East of Best Avenue, being Lot 24 of Elm Ridge Place, common address of 28445 Old US 33 in Baugo Township. 284450LD US 33-140324-1

#### USE VARIANCE

D. Petitioner: Joseph M. Sears (buyer) and Larry A. Sears (seller) (Page 5)
Petition: for a Use Variance to allow for the construction of a second dwelling on a parcel.
Location: South side of CR 104, 1,384 ft. East of CR 21, common address of 19270 CR 104 in Washington Township, zoned A-1. 19270CR 104-140324-1

#### USE VARIANCE/SPECIAL USE/VARIANCE 9:30 A.M. (MILLER)

E.	Petitioner:	John E. & Geneva Faye Yutzy	(Page 6)
	Petition:	for a Use Variance to allow for two additional outside	employees, for an
		amendment to a site plan for an existing Special	Use for a home
		workshop/business, and for a Developmental Variance to	allow for the total
		square footage of accessory structures to exceed the tota	l square footage in
		the primary structure.	
	Location:	North side of CR 36, 660 ft. East of CR 31, common ad	dress of 15733 CR
		36 in Clinton Township, zoned A-1.	5733CR 36-140324-1

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

• Signing and distribution of BZA Rules of Procedure

### **ADJOURNMENT**