## *AGENDA*

## **ELKHART COUNTY BOARD OF ZONING APPEALS**

OCTOBER 15, 2015 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 17<sup>th</sup> day of September 2015.

Elkhart County Zoning Ordinance and Staff Report materials are to be entered as evidence for today's hearings.

## DEVELOPMENTAL VARIANCE 8:30 A.M. (MILLER)

A. Petitioner: Josiah D. Cummings (Page 5)

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: East side of CR 19, 1,400 ft. North of CR 20, common address of 58202 CR

19 in Jefferson Township, zoned A-1. 58202CR 19-150825-1

SPECIAL USE MOBILE HOME

B. Petitioner: James & Deloris Merritt (buyers) and (Page 6)

Curtis Steve Merritt and Julie Ann Merritt (sellers)

Petition: for a Special Use for a mobile home.

Location: South side of State Line Road, 4,600 ft. West of CR 15, common address of

23176 State Line Road in Osolo Township, zoned A-1.

23176State LineRd-150817-1

SPECIAL USES 9:00 A.M. (CAMPANELLO)

C. Petitioner: Clint Anderson & Adrienne Anderson (Page 7)

Petition: for a Special Use for an agricultural use for the keeping of a mini horse in an

R-1 district.

Location: East end of Jessie Street, 200 ft. East of Thrash Lane, 690 ft. South of CR

108, 2,770 ft. West of CR 3, being Lot 2 of Anderson Soales Minor, common address of 54630 Thrash Lane in Cleveland Township, zoned R-1. 54630ThrashLn—150914-1

D. Petitioner: Bethel Missionary Church Board of Trustees (Page 8)

Petition: for an amendment to an existing Special Use for a church for the

construction of an accessory structure and adding additional property.

Location: West side of CR 7, 2,403 ft. South of CR 32, common address of 63473 CR

7 in Harrison Township, zoned A-1. 63473County Road 7-150911-1

SPECIAL USE/DEV. VARIANCE

E. Petitioner: Lar-Lee, Inc. (lessor) and Central States Tower (lessee) (Page 9)

Petition: for a Special Use for a wireless communication facility and a 90 ft.

Developmental Variance to allow for the placement of a tower 65 ft. from

the North property line (Ordinance requires 155 ft., height of tower).

Location: Northwest corner of CR 138 and CR 31, in Elkhart Township, zoned M-2.

CR 138-150827-1

9:30 A.M. (HOMAN)

F. Petitioner: Annie Ragland (Page 10)

Petition: for a Special Use for a home workshop/business for a greenhouse and 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 US 20, 130 ft. East of Industrial Parkway, common address of

1901 Toledo Road in Concord Township, zoned R-1. 1901ToledoRd-150914-1

**USE VARIANCES** 

G. Petitioner: Larry A. Miller & Alvin Jay Miller Jt Ten (Page 11)

Petition: for a Use Variance to allow for the construction of a second dwelling on a

parcel.

Location: West side of CR 37, 437 ft. South of Railroad Street, common address of

66601 CR 37 in Clinton Township, zoned A-1. 66601 CR 37-150910-1

<u>10:00 A.M.</u> (HESSER)

H. Petitioner: Lowell & Verda E. Bontrager (Page 12)

Petition: for a Use Variance to allow for an existing accessory building without a

residence.

Location: East side of N. Jefferson Street, 200 ft. North of Main Street, being Pt. of Lot

56 and Pt. of Lot 57 of Millersburg (Original Town), common address of

216 N. Jefferson Street in Clinton Township, zoned R-1.

216NJeffersonSt-150826-1

I. Petitioner: Christy L. & Lizzie E. Bontrager (Page 13)

Petition: for a Use Variance to allow for the construction of a second dwelling on a

single parcel and for a Special Use for a home workshop/business for the

assembly of buggies and retail sales.

Location: South side of US 20, 300 ft. West of CR 18, common address of 12084 US

20 in Middlebury Township, zoned A-1. 12084US 20-150914-1

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

## **ADJOURNMENT**