## **AGENDA**

# ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

December 14, 2016 8:30 A.M.

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

#### Call to Order

A.

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

Erik J. & Christina D. Smith

existing residential structure.

19 in Jefferson Township, zoned A-1.

### DEVELOPMENTAL VARIANCE

Petitioner:

Petition:

Location:

#### 8:30 A.M.

for a 7 to 1 depth to width ratio Developmental Variance to allow for the

West side of CR 19, 2,971 ft. North of US 20, common address of 56425 CR

**(Page 1)** 

DV-0637-2016

construction of a residence. Location: West side of Copper Forest Ln., North of Copperfield Ln., West of CR 1, South of CR 2, common address of 51533 Copper Forest Ln. in Cleveland Township, zoned A-1. DV-0633-2016 B. Petitioner: Jon Harkrider (Buyer) and (Page 2) William & Patricia Heinhuis Petition: for a 35 ft. Developmental Variance to allow for the construction of a residence 40 ft. from centerline of the right-of-way (Ordinance requires 75 ft.). Location: South side of CR 10 E (old), 740 ft. East of CR 17 on CR 10 (new), South 30 ft. to CR 10 E, 250 ft. West to the property, common address of 21914 CR 10 in Washington Township, zoned R-1. DV-0607-2016 C. Petitioner: W. David & M. Denise Sanders (Page 3) for a 7 to 1 depth to width ratio Developmental Vaiance to allow for an Petition:

D. Petitioner: STW Holding Co LLC (Page 4)

Petition: for a 20 ft. Developmental Variance (Ordinance requires 75 ft.) and a 10 ft.

Developmental Variance (Ordinance requires 75 ft.) from centerline of the

right-of-way for construction of additions for two existing buildings.

Location: South side of E. Lincoln St. (CR 42) at the South end of Wabash St., 666 ft.

East of SR 13, common address of 540 E Lincoln St. in Benton Township, zoned M-1.

DV-0644-2016

E. Petitioner: Twenty Real Estate LLC (Page 5)

Petition: for a 42 ft. Developmental Variance to allow for the construction of a fuel

station canopy 78 ft. from centerline of the right-of-way of SR 13

(Ordinance requires 120 ft.).

Location: Northwest corner of US 20 and SR 13, common address of 140 US 20 in

Middlebury Township, zoned B-2, B-3. DV-0654-2016