# **AGENDA**

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

JULY 21, 2016 8:30 A.M.

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

Call to Order

SPECIAL USE

Roll Call

Approval of Minutes of the last regular meeting of the Elkhart County Board of Zoning Appeals held on the  $16^{th}$  day of June 2016.

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

8:30 A.M.

(MILLER)

DIEC	TAL OBE	0.50 A.M. (WILLER)	
A.	Petitioner:	Daryl Bontrager (I	Page 4)
	Petition:	for a Special Use for a home workshop/business for small engine repair	ir.
	Location:	East side of CR 33, 1,135 ft. North of CR 42, common address of 667	'80 CR
		33 in Clinton Township, zoned A-1. SUP-02.	39-2016
B.	Petitioner:	Lee A. Grove and Janice K. Grove (I	Page 5)
	Petition:	for a Special Use for a Bed-and-Breakfast Inn.	
	Location:	West side of Riverdale Drive, 2,300 ft. South of Lexington Avenue, co	ommon
		address of 56003 Riverdale Drive in Cleveland Township, zoned R-1.	
		SUP-02:	56-2016
C.	Petitioner:	Barry W. Marshall (I	Page 6)
	Petition:	for a Special Use for an agricultural use for the keeping of ducks on a	tract of
		land containing less than three acres and in an R-1 district.	
	Location:	North side of Rebecca Drive, 400 ft. East of Sherwood Drive, 300 ft.	. South
		of CR 28, 80 ft. East of CR 113, common address of 23285 Rebecca	ı Drive
		in Concord Township. SUP-02	92-2016

### 9:00 A.M. (LYON)

D. Petitioner: Evan Stutzman and Natalie Stutzman (Page 7)

Petition: for a renewal of an existing Special Use for a home workshop/business for a

fish farm.

Location: East side of South Main Street, 346 ft. South of Spring Street, common

address of 416 South Main Street in Middlebury Township, zoned R-1.

SUP-0293-2016

E. Petitioner: Logan Rees and Lisa Rees, Husband and Wife (Lessor) (Page 8)

and Central State Tower (Lessee)

Petition: for a Special Use for a wireless communications facility.

Location: East side of CR 19, North of CR 8, common address of 53792 CR 19 in

Washington Township, zoned A-1. SUP-0303-2016

9:30 A.M. (WEIRICK)

F. Petitioner: Vincenta Aguilar (Page 9)

Petition: for a Special Use for an agricultural use for the keeping of chickens on a

tract of land containing less than three acres.

Location: North side of Sunset Strip, 400 ft. West of CR 5, 4,600 ft. North of Bristol

Street (CR 10), common address of 27251 Sunset Strip in Osolo Township, zoned A-1.

SUP-0298-2016

G. Petitioner: Waypoint Community Church (Page 10)

Petition: for an amendment to an existing Special Use for a church to include outdoor

recreational uses; playground, soccer fields, softball fields, and other

recreational areas.

Location: West side of CR 29, 600 ft. North of US 20, common address of 56893 CR

29 in Jefferson Township, zoned A-1. SUP-0309-2016

H. Petitioner: Helena Chemical Company (Page 11)

Petition: for an amendment to an existing Special Use for an agri-business in an A-1

zoning district.

Location: West side of SR 13, .24 mi. South of CR 34, common address of 63239 SR

13 in Clinton Township. SUP-0316-2016

<u>USE VARIANCE</u> <u>10:00 A.M. (CAMPANELLO)</u>

I. Petitioner: Gary A. Miller and Cynthia K. Miller, Husband and Wife (Page 12)

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

without a residence.

Location: South side of Cornwall Road, 1,300 ft. North of CR 2, 1,700 ft. West of CR

23, common address of 50770 Cornwall Road in Washington Township,

zoned R-2. UV-0277-2016

### USE VARIANCE/ DEVELOPMENTAL VARIANCE

J. Petitioner: Merle D. Schwartz and Jolene K. Schwartz (Page 13)

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

parcel and a 25 ft. Developmental Variance to allow for the replacement of the primary residence 50 ft. from centerline of the right-of-way of CR 56

(Ordinance requires 75 ft.).

Location: South side of CR 56, 2,300 ft. West of CR 17, common address of 22464 CR

56 in Union Township, zoned A-1. UV-0301-2016

TABLED ITEMS 10:30 A.M. (HESSER)

K. Petitioner: Jesse L. and Rebecca M. Denlinger (Page 14)

Petition: for a 20 ft. Developmental Variance to allow for the construction of an

accessory structure 55 ft. from centerline of the right-of-way of CR 30

(Ordinance requires 75 ft.).

Location: North side of CR 30, 5,025 ft. West of CR 15, common address of 61964 CR

13 in Harrison Township, zoned A-1. SUP-0155-2016

L. Petitioner: *Matthew Burkholder (Buyer) and* (Page 15)

Hochstetler Family Limited Partnership No. 2 (Seller)

Petition: for a Special Use for home workshop/business for machine repair, for a 7 to

1 depth to width ratio Developmental Variance to allow for the construction of workshop building, and for a Use Variance to allow for the construction

of a second dwelling on a parcel.

Location: North side of CR 50, 1,355 ft. East of CR 3, common address of 28609 CR

50 in Locke Township, zoned A-1. SUP-0232-2016

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

• Glen Fry – SUP 2015-15472- request for a minor change to a site plan.

#### **ADJOURNMENT**