

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

JUNE 21, 2018

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 17th day of May 2018.

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

SPECIAL USES

8:30 A.M.

(MILLER)

- A. Petitioner: **Howard M. & Ida A. Yoder** (Page 7)
Petition: for an amendment to an existing Special Use for a home workshop/business for a bakery to allow for an addition.
Location: East side of CR 43, 1,800 ft. North of CR 24, common address of 59162 CR 43 in Middlebury Township, zoned A-1. SUP-0223-2018
- B. Petitioner: **Railside Parochial School** (Page 8)
Petition: for an amendment to an existing Special Use for a school to add living quarters.
Location: East side of CR 43, 1,050 ft. South of CR 44, common address of 68198 CR 43 in Benton Township, zoned A-1. SUP-0302-2018
- C. Petitioner: **Lamar M. & Rosanna J. Hochstetler** (Page 9)
Petition: for renewal of a Special Use for a home workshop/business for wheel polishing.
Location: Northeast corner of CR 48 & CR 127, common address of 16953 CR 48 in Jackson Township, zoned A-1. SUP-0293-2018

9:00 A.M.

(ATHA)

- D. Petitioner: **Pine Crest Farms, Inc.** (Page 10)
Petition: for a Special Use for an indoor and outdoor recreation (wedding venue and event center).

Location: North side of CR 34, 3,900 ft. West of CR 33, common address of 15829 CR 34 in Clinton Township, zoned A-1. SUP-0313-2018

SPECIAL USE/DEVELOPMENTAL VARIANCES

E. Petitioner: ***Tristan & Lynette Ramer*** (Page 11)
Petition: for a Special Use for a home workshop/business for diesel truck repair, for a Developmental Variance to allow for the total square footage of accessory structures to exceed the total square footage allowed by right, and for a 44 sq. ft. Developmental Variance to allow for the placement of a 48 sq. ft. sign (Ordinance allows 4 sq. ft.).

Location: North side of CR 50, 1,750 ft. East of CR 3, common address of 28665 CR 50 in Locke Township, zoned A-1, R-2. SUP-0311-2018

9:30 A.M. **(CAMPANELLO)**

F. Petitioner: ***Christian M. & Malinda M. Weaver*** (Page 12)
Petition: for a Special Use for an agricultural use for the keeping of animals on a tract of land containing less than three acres and for a 25 ft. Developmental Variance to allow for the construction of an accessory structure 50 ft. from the centerline of the right-of-way (Ordinance requires 75 ft.).

Location: North side of CR 142, 2,500 ft. West of CR 13, common address of 24471 CR 142 in Union Township, zoned A-1. SUP-0300-2018

G. Petitioner: ***Laverne C. & Elnora Mast*** (Page 13)
Petition: for renewal of an existing Special Use for a home workshop/business for a farrier service and buggy wheel repair business, for a 35 ft. Developmental Variance to allow for an existing sign 20 ft. from the center line of the right-of-way (Ordinance requires 55 ft.), and for a 20 sq. ft. Developmental Variance to allow for the existing sign to be 24 sq. ft. (Ordinance allows 4 sq. ft.).

Location: West side of CR 37, North of CR 28, common address of 59915 CR 37 in Middlebury Township, zoned A-1. SUP-0291-2018

USE VARIANCES

H. Petitioner: ***Kyle & Dianna Schlabach*** (Page 14)
Petition: for a Use Variance to allow for the construction of a second dwelling on a parcel.

Location: South side of CR 32, 1,200 ft. East of CR 43, common address of 10494 CR 32 in Clinton Township, zoned A-1. UV-0318-2018

10:00 A.M. **(HESSER)**

I. Petitioner: ***Georgi & Mila Simeonov (Buyer) & Jerry L. & Elizabeth A. Bloxson (Sellers)*** (Page 15)
Petition: for a Use Variance to allow for warehousing and storage of a semi tractor and trailer.

Location: North side of CR 12, 721 ft. West of CR 3, common address of 29135 CR 12 in Cleveland Township, zoned R-1. UV-0269-2018

- J. Petitioner: ***Andrew G. & Susie Martin*** (Page 16)
Petition: for a Use Variance to allow for two existing dwellings on a parcel.
Location: South side of CR 30, 1,430 ft. West of CR 1, common address of 30312 CR 30 in Olive Township, zoned A-1. UV-0261-2018

TABLED

- K. Petitioner: ***John J. & Gail F. Bergan (Previous Owners) & Penitani Sosefo (Current Owner)*** (Page 17)
Petition: for a 10 ft. Developmental Variance to allow for an existing residence 0 ft. from the North property line (Ordinance requires 10 ft.).
Location: West side of CR 3, 2,630 ft. South of CR 26, common address of 60473 CR 3 in Baugo Township, zoned A-1. DV-0660-2017

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

ADJOURNMENT