# AGENDA

# ELKHART COUNTY BOARD OF ZONING APPEALS

## FEBRUARY 18, 2021 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 21<sup>st</sup> day of January 2021.

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

SPECIAL USES		8:30 A.M. (CAMPANELLO)
A.	Petitioner:	J. Antonio Bernal Rodriguez & Rosa A. Caldera Bernal, (Page 9)
	Petition:	<i>Husband &amp; Wife</i> for a Special Use for a home workshop/business for an online marketplace (customer pick-up).
	Location:	northeast corner of Virginia Dr. & Gregory Dr., 1,800 ft. west of Meadow
		Glen Dr., north of Old US 33, common address of 56946 Virginia Dr. in
		Baugo Township, zoned R-1. SUP-0006-2021
B.	Petitioner:	David C. Miller (Page 10)
	Petition: Location:	for a Special Use for a campground (20 units). east side of CR 9, 940 ft. north of CR 24, in Concord Township, zoned A-1.
	Location.	sup-0028-2021
C.	Petitioner: Petition:	<i>Jennifer M. Smith formerly known as Jennifer M. Kveton</i> (Page 11) for a Special Use for a home workshop/business for a dog grooming business.
	Location:	south side of US 20, 1,290 ft. east of CR 29, common address of 16504 US 20
		in Jefferson Township, zoned A-1. SUP-0053-2021
D.	Petitioner: Petition:	<i>Mervin L. Stoltzfus &amp; Laverda J. Stoltzfus, Husband &amp; Wife</i> (Page 12) for a Special Use for a school.
	Location:	west side of CR 41, 400 ft. south of CR 24, in Middlebury Township, zoned A-1. SUP-0032-2021

#### (HESSER) <u>9:00 A.M.</u>

- E. Petitioner: Joseph Miller & Regina F. Miller, Husband & Wife (Page 13) for a Special Use for a home workshop/business for a retail store. Petition: Location: south side of CR 22, 1,855 ft. west of CR 31, common address of 16228 CR 22 in Jefferson Township, zoned A-1. SUP-0054-2021
- F. Petitioner: Steven P. Klotz & Cheryl L. Klotz, Husband & Wife (Page 14) Petition: for a Special Use for a ground-mounted solar array. Location: east side of CR 3, 765 ft. north of CR 38, common address of 64830 CR 3 in Olive Township, zoned A-1. SUP-0038-2021

#### **USE VARIANCE**

G.	Petitioner:	Joshua Joseph Herman	(Page 15)	
	Petition:	for a Use Variance to allow for the construction of an acc	essory structure	
		without a residence.		
	Location:	north side of North Shore Dr., 575 ft. west of CR 11, com	1, common address of	
		24853 North Shore Dr. in Osolo Township, zoned R-2.	UV-0016-2021	

#### **TRANSFERRED FROM HEARING OFFICER**

H.	Petitioner:	Eduvges Vargas Espino	(Page 16)
	Petition:	for a Special Use for a mobile home, for a 20 ft. Develop	mental Variance
		(Ordinance requires 50 ft.) to allow for the placement of a m	obile home 30 ft.
		from the centerline of the right-of-way, and for a Developm	ental Variance to
		allow for the placement of a mobile home within 300 ft. of a	residence.
	Location:	south side of Shamrock Dr., 130 ft. east of Planeville Ave.,	north of CR 34,
		west of CR 29, common address of 17400 Shamrock Dr. in E	lkhart Township,
		zoned R-2.	SUP-0964-2020

### **APPEAL FROM THE HEARING OFFICER'S DECISION**

I.	Petitioner:	Ryan O. Hanna & Kelly M. Hanna, Husband & Wife(Page 17)
	Petition:	for a 7:1 depth-to-width-ratio Developmental Variance and for a 71 ft. lot-
		width Developmental Variance (Ordinance requires 100 ft.) to allow for the
		construction of a residence.
	Location:	north side of CR 18, 2,600 ft. east of CR 1, in Baugo Township, zoned A-1.
		DV-0929-2020

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

### ADJOURNMENT