# AGENDA

# ELKHART COUNTY BOARD OF ZONING APPEALS

## AUGUST 17, 2023 9:00 A.M.

ADMINISTRATION BUILDING MEETING ROOMS 104, 106, & 108 117 N. 2<sup>nd</sup> STREET, 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 20<sup>th</sup> day of July 2023.

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

SPECIAL USES		<u>9:00 A.M. (WARNER)</u>	
A.	Petitioner:	Bristol Fire Department Corporation (Buyer/Owner) (Page 9)	
		& Town of Bristol (Seller)	
	Petition:	for a Special Use for a government facility (emergency services training	
	_	building).	
Location: Southwest corner of E. Saint Joseph St. & Ponderosa Dr., commo			
		411 E. Saint Joseph St. in Washington Township, zoned B-2. SUP-0478-2023	
B.	Petitioner:	Ray Troyer & Betty Troyer, Husband & Wife (Page 10)	
Ъ.	Petition:	for a Special Use for an agricultural use for the keeping of animals on a trac	
		of land containing less than 3 acres.	
	Location:	West side of CR 31, 1,380 ft. of South of US 20, CR 31 in Jefferson Township,	
		zoned A-1. SUP-0491-2023	
C.	Petitioner:	Michiana Home Rentals Inc. (Page 11)	
	Petition:	for a Special Use for a marina.	
	Location:	East side of SR 15, 900 ft. North of SR 120 (E. Vistula), common address of	
		402 Mottville Rd. in Washington Township, zoned R-1. SUP-0440-2023	

## SPECIAL USES/ DEVELOPMENTAL VARIACES

D.	Petitioner:	Joseph L. Miller & Marilyn Miller, Husband & Wife (Page 12)		
	Petition:	for a Special Use for a home workshop/business for a construction business		
		and for a Developmental Variance to allow for 20 outside employees		
		(Ordinance allows 2).		
	Location:	East side SR 13, 1,745 ft. North of CR 44, common address of 67608 SR 13		
		in Benton Township, zoned A-1. SUP-0418-2023		
_		<u>9:30 A.M. (NORMAN)</u>		
Е.	Petitioner:	Roberto Barrera Zuniga & Isabel P. Arizpe Martinez,(Page 13)		
		Husband & Wife		
	Petition: for a Special Use for an agricultural use for the keeping of animal			
		of land containing less than 3 acres, for a 6 ft. Developmental Variance		
		(Ordinance requires 10 ft.) to allow for an existing shed and chicken coops 4		
		ft. from the rear property line, for a 2 ft. Developmental Variance (Ordinance		
	requires 5 ft.) to allow for an existing chicken coop 3 ft. from the north side			
		property line, for a Developmental Variance to allow for the total square		
	footage of accessory structures to exceed that allowed by rig			
		Developmental Variance (Ordinance requires 5 ft.) to allow for an existing		
	Lessier	chicken coop 4 ft. from the south side property line.		
	Location:	East side of CR 27, 550 ft. South of CR 40, common address of 66102 CR 27		
		in Elkhart Township, zoned A-1. SUP-0473-2023		
F.	Petitioner:	Jay Risser & Amber Risser (Page 14)		
	Petition:	for a Special Use for a home workshop/business for a dog grooming business		
		and for a Developmental Variance to allow for the total square footage of		
		accessory structures to exceed that allowed by right.		
	Location: Southeast corner of Kay Blvd. & Pleasant View Dr., 1,020 ft. Nor			
		common address of 59808 Kay Blvd. in Concord Township, zoned A-1.		
		SUP-0480-2023		
C	Datitionam	Cristics of Cilco & Europe Cilco Hugh and & Wife (Do go 15)		
G.	Petitioner: Petition:	Cristina Giles & Evan Giles, Husband & Wife (Page 15)		
		for an Amendment to an existing Special Use for a home workshop/business		
		for a carpentry/home improvement business to allow for an addition to the avisting building and for a Davalopmental Variance to allow for the total		
		existing building and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.		
	Location:	Northwest side of Glenmoor St., 370 ft. Northeast of Doner Ct., common		
	Location.	address of 52933 Glenmoor St. in Cleveland Township, zoned A-1.		
		SUP-0477-2023		

H. Petitioner: Petition: Gerald L. Borkholder & Ida Jean Borkholder, Husband & Wife (Page 16) for an Amendment to an existing Special Use for a home workshop/business for a woodworking business to allow for an addition to the shop, for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right, and for a Developmental Variance to allow for 5 outside employees (Ordinance allows 2).
Location: East side of CR 7, 1,700 ft. North of CR 52, common address of 71200 CR 7 in Union Township, zoned A-1.

#### USE VARIANCE / DEVELOPMENTAL VARIANCE (10:00 A.M.) (HESSER)

Petitioner:Isaac Mendoza Rodriguez(Page 17)Petition:for a Use Variance for a mobile home and for a Developmental Variance to<br/>allow for the placement of a mobile home within 300 ft. of a residence.Location:West side of CR 13 (Lewis Ave.), 1,630 ft. South of CR 18, common address<br/>of 57839 CR 13 in Concord Township, zoned R-1.

#### **DEVELOPMENTAL VARIANCE**

J.	Petitioner:	Peter J. Kareus & Melanie R. Mason, Husband & Wife	(Page 18)	
	Petition:	for a 25 ft. Developmental Variance (Ordinance requires 50 ft.) to allow		
		the construction of an accessory structure 25 ft. from the centerly	ine of the	
		right-of-way of Idlewild Ave.		
	Location:	Northwest corner of Newman St. & Idlewild Ave., common address	s of 57773	
		Newman St. in Concord Township, zoned R-2. DV-	-0479-2023	

#### SHOW CAUSE

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K.	Petitioner:	Maria Calderon (Buyer) and Larry Raines (Seller)	(Page 19)	
	Petition:	for a requested rescission of an auto salvage business for failure to comply		
	with the condition(s) and/or commitment(s) imposed by the Boa			
		Appeals.		
	Location:	Northwest corner of Riley Ave and Morgan Street, common ad	e and Morgan Street, common address of 58027	
		Riley Ave in Baugo Township.	SUP-0231-2016	

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

**BZA** training from the Indiana American Planning Association on August 24, 2023, from 3-5 p.m.at City Hall in Elkhart.

#### **ADJOURNMENT**

The Elkhart County Board of Zoning Appeals is meeting on Thursday August 17, 2023, at **9:00am** in Rooms 104, 106, & 108 of the Administration Building, Goshen, Indiana. Pursuant to advice of the Indiana Public Access Counselor, general public comment will not be permitted at this public meeting on non-public hearing matters. To the extent you wish to make comment remotely during any public hearings scheduled during this public meeting, please call (574) 971-4678 to learn how to remotely submit your public comment for the public hearing. The public is encouraged to attend the meeting remotely by going to

<u>www.elkhartcountyplanninganddevelopment.com</u> at **9:00am** on August 17, 2023. If you have further questions regarding how to remotely attend the public meeting please call (574) 971-4678.

https://elkhartcountyin.webex.com/elkhartcountyin/j.php?MTID=mbb02709b73824cc9d67f2b786f288