

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

AUGUST 16, 2012
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 19th day of July 2012.

Approval of Legal Ads published in the Elkhart Truth and the Goshen News ten days prior to the public hearings.

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

Postponement of Business Items – Any person having business to come before the Board may request postponement or withdrawal of such at this time.

DEVELOPMENTAL VARIANCE

8:30 A.M.

(MILLER)

- A. Petitioner: ***Daniel Lee & Betty Dean Ganger*** (Page 3)
Petition: for a 1,357 sq. ft. lot coverage Developmental Variance to allow for the construction of a 3,000 sq. ft. single family residence (Ordinance allows 1,643 sq. ft. maximum) and for a 40 ft. Developmental Variance to allow for the construction of said residence 10 ft. from centerline of the right-of-way of E. Indiana Lake Drive (Ordinance requires 50 ft.).
Location: West side of E. Indiana Lake Drive, 620 ft. North of Church Road in Washington Township, zoned R-2. E INDIANA LAKE DRIVE-120723-1

SPECIAL USES

B. Petitioner: ***Mark One Investments, Inc. and Elk Land Investments, LLC*** (Page 4)
Petition: for an amendment to an existing Special Use for a plant nursery in an A-1 district (Specifications F - #50) to allow for storage of pallets and racks and warehousing of semi trucks and trailers for transportation of plants, trees, and shrubs to Linton's Enchanted Gardens.
Location: Northeast corner of CR 14 and CR 19, common address of 20755 CR 14 in Jefferson Township. 20755CR 14-120723-1

C. Petitioner: ***Mennonite Mutual Land Trustee Corporation*** (Page 5)
(land contract holder) and Julian Bontrager (land contract purchaser)
Petition: for an indefinite renewal of a Special Use for a home workshop/business for application of spray-in bed liners and for the sale (not retail) and installation of truck accessories, including one part time outside employee and outside storage of trucks (Specifications F - #45).
Location: South side of CR 138, 1,470 ft. West of CR 11, common address of 25270 CR 138 in Harrison Township, zoned A-1. 25270CR 138-120723-1

9:00 A.M. (HOMAN)

D. Petitioner: ***Faus Groom and Room*** (Page 6)
Petition: for a Special Use to allow for a mobile home to be used for dog training purpose.
Location: West side of CR 11, 187 ft. South of Indiana Toll Road, North of CR 6, being Lot 2 of Windsong Minor, common address of 52677 CR 11 in Osolo Township, zoned A-1. 52677CR 11-120423-1

USE VARIANCES

E. Petitioner: ***Jerry Lee Miller*** (Page 7)
Petition: for a Use Variance to allow for the construction of a second dwelling on a parcel.
Location: East side of Bristol Avenue (CR 8), 1/8 mile North of CR 14, common address of 606 Bristol Avenue in Middlebury Township, zoned A-1. 606BristolAve-120717-1

9:30 A.M. (HESSER)

F. Petitioner: ***Raymond M. & Barbara M. Schrock*** (Page 8)
Petition: for a Use Variance to allow for an existing second dwelling on a parcel.
Location: Southeast side of SR 119, 2,150 ft. East of CR 9, common address of 25652 SR 119 in Harrison Township, zoned A-1. 25652SR 119-120725-1

TABLED ITEMS

G. Petitioner: ***Kevin M. & Erin E. Eberle*** (Page 9)
Petition: for a Special Use for an agricultural use for the keeping of chickens on a tract of land containing three acres or less (Specifications F - #1).
Location: South side of CR 38, 820 ft. East of CR 3, being Lots 2 and 3 of Searer's Subdivision, common address of 28862 CR 38 in Olive Township, zoned A-1. 28862CR 38-120423-1

- H. Petitioner: **Kevin J. & Laverda K. Yoder** (Page 10)
 Petition: for a Special Use for a wind-pressor turbine & tower (Specifications F - #31.50) and for a 3 to 1 depth to width ratio Developmental Variance.
 Location: West side of SR 13, 2,500 ft. South of CR 42, common address of 67483 SR 13 in Benton Township, zoned A-1. 67483SR 13-120521-1
- I. Petitioner: **Dennis A. & Shirley L. Yoder** (Page 11)
 Petition: for a 17ft. Developmental Variance to allow for the construction of an accessory building 33 ft. from centerline of the right-of-way of Wabash Avenue (Ordinance requires 50 ft.), for an 8 ft. Developmental Variance to be 2 ft. from the rear property line (Ordinance requires 10 ft.), and for a 3 ft. Developmental Variance to be 2 ft. from the north side property line (Ordinance requires 5 ft.).
 Location: Northwest corner of Wabash Avenue and Railroad Street, being Lot 16 and part of 17 of Lutz's Addition, common address of 309 E. Wabash Avenue in Olive Township, zoned R-1. 309EWabashAve-120618-1

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

- *Minor Amendment to Developmental Variance Application*
- *Bradley S. & Jennifer L. Rodman (00CR 27-120621-1)-Variance Request from July BZA meeting*
- *Robertson Chomphanuvong (owner) and Soukahn Keovilayvong (co-owner) (17341Us Highway 20-100819-1)-Use Of Outdoor Loudspeakers at Temple on U.S. 20*
- *American Planning Association "Quick Note" on Variances*

ADJOURNMENT