AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

NOVEMBER 15, 2012 8:30 A.M.

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

Call to Order

Petition:

Roll Call

Approval of Minutes of the last regular meeting of the Elkhart County Board of Zoning Appeals held on the 18th day of October 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.

Α.	Petitioner:	Patrice L. Havens (Lana Contract Purchaser)	(Page 5)
		and Weldon L. & Janice E. Reynolds (Land Contract Holders)	
	Petition:	for a 17 ft. Developmental Variance to allow for the construct	ion of a

detached garage 33 ft. from centerline of the right-of-way (Ordinance requires 50 ft.).

Northeast side of LaPlace Drive, 325 ft. East of CR 43, 1,800 ft. South of SR Location: 120, being Lot 4 of Pismo Beach Haven Sub., common address of 53380

LaPlace Drive in York Township, zoned R-2. 53380LaPlaceDr-121019-1

B. Petitioner: Marsha D. Miller (**Page 6**)

> for a 3,387 sq. ft. lot area Developmental Variance (Ordinance requires 24,000 sq. ft.) to convert an existing storage area into a third apartment.

West side of SR 13, Southeast side of Sunrise Court, North of US 20, Location:

common address of 501 S. Main Street in Middlebury Township, zoned B-2.

501SMainSt-121019-1

SPECIAL USES

C. Petitioner: Roland L. & Elizabeth Ann Martin (Page 7)

Petition: for an amendment to an existing Special Use for commercial greenhouses in

an A-1 district, to allow for construction of an additional greenhouse

(Specifications F - #12).

Location: West side of CR 15, ½ mile South of CR 44, common address of 68417 CR

15 in Union Township. 68417County Road 15-121018-1

9:00 A.M. WOLGAMOOD

D. Petitioner: Steven S. Kauffman (Lessor) and Verizon Wireless (Lessee) (Page 8)

Petition: for an amendment to an existing Special Use for a wireless communications

facility (Specification F - #13.50).

Location: 200 ft. South off of US 20, 1,441 ft. West of CR 33, common address of

15538 US 20 in Middlebury Township, zoned A-1. 15538US 20-121019-1

E. Petitioner: David A. & Ida J. Slabaugh (Page 9)

Petition: for a Special Use for a home workshop/business for a children's clothing

resale store (Specifications F - #45).

Location: East side of CR 31, ¼ mile North of CR 38, common address of 64730 CR

31 in Clinton Township, zoned A-1. 64730CR 31-121019-1

9:30 A.M. HESSER

F. Petitioner: A One-Half Interest to the Trustees of the Leibert J. (Page 10)

Maurer Revocable Living Trust and a One-Half Interest

to the Trustees of the Rachel P. Maurer Revocable Living Trust

Petition: for a Special Use for a roadside stand to allow for the sale of firewood

(Specifications F - #54).

Location: Southeast corner of CR 38 and CR 11, common address of 24972 CR 38 in

Harrison Township, zoned A-1. 24972CR 38-121022-1

SPECIAL USE/DEVELOPMENTAL VARIANCE

G. Petitioner: *Duro Realty, Inc.* (Page 11)

Petition: for a Special Use for a wireless communications facility (Specifications F -

#31.50) and for a 10 ft. Developmental Variance to be 15 ft. from the rear

property line (Ordinance requires 25 ft.).

Location: Southwest side of CR 45, 2,408 ft. Northwest of Florence Avenue, common

address of 24478 CR 45 in Concord Township, zoned M-2.

24478CR45-121022-1

TABLED ITEMS

H. Petitioner: Raymond P. Statler, Jr. & Leslie A. Statler (Lessor) (Page 12)

and Kimberly L. Benedict (Lessee)

Petition: for a Use Variance for warehousing and storing of construction equipment in

an R-2 district.

Location: North side of Sunset Avenue, 306 ft. West of Independence Street, being Lot

54 of Rose Lawn, common address of 25355 Sunset Avenue in Osolo Township. 25355SunsetAve-120822-1

I. Petitioner: Clarence S. & Dora Ann Wingard (Page 13)

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

parcel.

Location: South side of CR 16, 335 ft. West of East County Line Road, common

address of 10104 CR 16 in Middlebury Township, zoned A-1.

10104CR 16-120924-1

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

• Freeman Schrock(14155CR 36-120319-1) – Major/minor change to an approved Special Use Permit site plan for a greenhouse

• Chris Taylor(Jim & Sue Jones – 20022964) – Major/minor change to an approved Variance for commitments for a carport

• Willie Yoder(20022494) – Major/minor change to approved Special Use Permit for a home workshop/business

• Present 2013 Planning Calendar

• Zoning Ordinance update

ADJOURNMENT