AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

OCTOBER 16, 2013 8:30 A.M.

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

Call to Order

A.

Petitioner:

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.

(Page 1)

00CR 23-130920-1

DEVELOPMENTAL VARIANCES 8:30 A.M.

Richard & Anita Miller

Petition: for a 3 to 1 depth to width ratio Developmental Variance to allow for the proposed creation of two 17.5 acre parcels each with 120 ft. road frontage. West side of CR 35, 2,000 ft. North of CR 126, common address of 59841 Location: CR 35 in Middlebury Township, zoned A-1. 59841CR 35-130923-1 B. Petitioner: Jaime Diaz De Leon (Page 2) Petition: for an 8 ft. Developmental Variance to allow for the construction of an attached garage 2 ft. from the South side property line (Ordinance requires 10 ft.). Location: East side of Santa Anita St., 178 ft. North of Byrd Ave., common address of 57980 Santa Anita St. in Concord Township, zoned R-1. 57980 SantaAnitaSt-130923-1

C. Petitioner: Robert W. Burkholder (Page 3)

Petition: for a 3 to 1 depth to width ratio Developmental Variance to allow for the

construction of a future residence.

Location: East side of CR 23, 1,850 ft. North of CR 18, common address of 00 CR 23

in Jefferson Township, zoned A-1.

D. Petitioner: Brandon Mullins (Page 4)

Petition: for a 4 ft. Developmental Variance to allow for the construction of a garage 1

ft. from the South side property line (Ordinance requires 5 ft.).

Location: West side of CR 3, North of CR 22, common address of 59083 CR 3 in

Baugo Township, zoned R-1. 59083CR 3-130911-1

E. Petitioner: *Perry Jr. & Esther L. Hershberger* (Page 5)

Petition: for a 3 to 1 depth to width ratio Variance to allow for the construction of a

future residence.

Location: South side of CR 28, 1,500 ft. East of CR 33, common address of 00 CR 28

in Middlebury Township, zoned A-1. 00CR 28-130923-1

9:00 A.M.

F. Petitioner: Shane B. Graber & Jama L. Brookmeyer Graber (Page 6)

Petition: for a 4 ft. Developmental Variance to allow for the construction of an

addition to an existing residence 61 ft. from centerline of the right-of-way of Meadow Ridge Drive (Plat requires 65 ft.), being Lot 128 of Meadow –

Ridge Estates 9th.

Location: Northeast side of Meadow Ridge Drive, 330 ft. Northwest of Limberlost

Drive, North of Bluff Drive, East of CR 2, common address of 64352

Meadow Ridge Drive in Elkhart Township, zoned A-1.

64352Meadow RidgeDr-130923-1

SPECIAL USE/DEVELOPMENTAL VARIANCE

G. Petitioner: Dale & Sharon Chaney (Page 7)

Petition: for a Special Use for an existing mobile home being used for storage and for

a Developmental Variance to allow the mobile home to be located within

300 ft. from existing residential dwellings.

Location: West side of Pintail Drive, 740 ft. North of Woodspring Drive, 1,500 ft. Est

of Ash Road, North of CR 8, being Lot 57 of Glen Haven Estates Section Two, common address of 53651 Pintail Drive in Cleveland Township, zoned

A-1. 53651 PintailDR-130923-1

TABLED ITEM

H. Petitioner: Jeff Rolston and Jana L. Rolston (Page 8)

Petition: for a 3 to 1 depth to width ratio Developmental Variance to allow for the

existing residence on Parcel A and a 3 to 1 depth to width ratio Developmental Variance to allow for the construction of a residence on

Parcel B.

Location: West side of CR 27, 3,000 ft. South of US 20, common address of 57605 CR

27 in Jefferson Township, zoned A-1. 57605CR 27-130819-1