

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

SEPTEMBER 21, 2017

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 17th day of August 2017.

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

SPECIAL USES

8:30 A.M. (MILLER)

- A. Petitioner: ***Kimberly J. Leus*** **(Page 6)**
 Petition: for a Special Use for an agricultural use for the keeping of chickens and for a Special Use for a roadside stand for the sale of fresh eggs.
 Location: Northwest corner of CR 18 and Osage Dr., 2,400 ft. East of CR 115, common address of 22979 CR 18 in Concord Township, zoned R-1. SUP-0607-2017
- B. Petitioner: ***Steve Hill*** **(Page 7)**
 Petition: for a Special Use for a home workshop/business for a hair salon.
 Location: West side of Winding Waters Lane, 2,500 ft. North of CR 4, West of SR 19, common address of 51537 Winding Waters Ln. in Osolo Township, zoned A-1. SUP-0638-2017
- C. Petitioner: ***Roger L. & Janine M. Method*** **(Page 8)**
 Petition: for a Special Use for a ground mounted solar array.
 Location: South side of CR 142, 220 ft. East of CR 121, West of SR 15, common address of 19326 CR 142 in Jackson Township, zoned R-1. SUP-0648-2017

9:00 A.M. (ATHA)

- D. Petitioner: ***Ralph Ortiz*** (Page 9)
Petition: for a Special Use for an agricultural use for the keeping of chickens, roosters, and ducks on a property containing less than 3 acres.
Location: Northeast corner of Treva St., & Darlene St., 1,375 ft. West of CR 5, common address of 30079 Treva St. in Cleveland Township, zoned A-1.
SUP-0632-2017

- E. Petitioner: ***Spa, Inc. (Buyer) & Joseph & Aksana Cataldo Family Trust, Joseph & Aksana Cataldo Trustees, Lili Holmes & Oli Konkle Tenants (Sellers)*** (Page 10)
Petition: for an amendment to an existing Special Use for a transitional living facility for women to include additional property.
Location: North side of US 20, 1,000 ft. West of CR 15, common address of 23221 US 20 in Concord Township, zoned R-1, R-4.
SUP-0644-2017

9:30 A.M. (CAMPANELLO)

- F. Petitioner: ***Derald L. & Cynthia L. Bontrager*** (Page 11)
Petition: for a Special Use for a wireless communications facility.
Location: West side of CR 31, 1,600 ft. South of CR 10, common address of 54761 CR 31 in Washington Township, zoned A-1.
SUP-0641-2017

- G. Petitioner: ***James W. & Tonya S. Yoder*** (Page 12)
Petition: for a Special Use for an agricultural use for the keeping of chickens on a tract of land containing less than 3 acres.
Location: West side of Ashton Way, North of Stonegate, 265 ft. West of CR 113, North of CR 28, common address of 60727 Ashton Way in Concord Township, zoned A-1.
SUP-0652-2017

SPECIAL USE/DEVELOPMENTAL VARIANCES

- H. Petitioner: ***Stanley J. & Eldora A. Schrock*** (Page 13)
Petition: for a Special Use for a home workshop/business for a swing set business, for a 4 sq. ft. Developmental Variance to allow for an 8 sq. ft. double faced sign (Ordinance allows 4 sq. ft.), for a 40 ft. lot width Developmental Variance for an existing residence and accessory building on property with 60 ft. road frontage (Ordinance requires 100 ft.), and for a 7 to 1 depth to width ratio Developmental Variance for an existing residence.
Location: South side of CR 8, 730 ft. West of CR 35, common address of 13628 CR 8 in York Township, zoned A-1.
SUP-0634-2017

10:00 A.M. (HESSER)

- I. Petitioner: ***Earl D. & Lillian Bontrager*** (Page 14)
Petition: for a Special Use for a home workshop/business for a small engine repair business and for a 44 sq. ft. Developmental Variance for a 48 sq. ft. double sided sign (Ordinance allows 4 sq. ft.).
Location: East side of CR 43, 2,870 ft. North of CR 10, common address of 54014 CR 43 in York Township, zoned A-1. SUP-0645-2017

SPECIAL USE/USE VARIANCE

- J. Petitioner: ***David W. Allen*** (Page 15)
Petition: for a Use Variance to allow for two mobile homes on one parcel, for a Special Use for an existing mobile home, and for a Special Use for a new mobile home on the property.
Location: South side of Homewood Ave., 615 ft. East of Adams St., North of North Park Ave., common address of 25666 Homewood Ave. in Osolo Township, zoned R-2. UV-0647-2017

TABLED

- K. Petitioner: ***Wayne & Corinna R. Wingard*** (Page 16)
Petition: for a Use Variance to allow for a second dwelling (existing) on a parcel.
Location: East side of CR 35, 750 ft. South of CR 20, common address of 59156 CR 35 in Middlebury Township, zoned A-1. UV-0468-2017

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

- Minor change – Developmental Variance – Mason Beghtel (DV-0559-2017) – Site Plan Amendment.
- Minor change – Special Use/Variance – L.C. Fewell Corp. DBA Mike's Fencing (20052940) – Site Plan Amendment.

ADJOURNMENT