

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

MARCH 21, 2019

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 21th day of February 2019.

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

TABLED

8:30 A.M. (LYON)

- A. Petitioner: *Edd Banks & Lena F. Banks, Husband & Wife* (Page 6)
 Petition: for a Special Use for warehousing and storage of tree service trucks, garbage truck, and semi tractor and trailer.
 Location: South side of CR 26, 1,508 ft. East of CR 1, common address of 29730 CR 26 in Baugo Township, zoned A-1. SUP-0723-2018

SPECIAL USES

- B. Petitioner: *Tony Wydajewski & Mark Zuchowski (Land Contract Holders) & Elkhart County Feral Cat Coalition, Inc. (Land Contract Purchaser)* (Page 7)
 Petition: for a Special Use for building supplies (pet shelters).
 Location: Southeast corner of CR 10 & CR 1, in Cleveland Township, zoned A-1. SUP-0105-2019

9:00 A.M. (MILLER)

- C. Petitioner: *Griner Mennonite Church* (Page 8)
 Petition: for an amendment to an existing Special Use for a church to add a sign.
 Location: Southeast corner of CR 20 & SR 13, common address of 12418 CR 20 in Middlebury Township, zoned A-1. SUP-0078-2019

D. Petitioner: ***Deitrick Behrens & Mary Ann Behrens, Husband & Wife*** (Page 9)
Petition: for a Special Use for an agricultural use for the keeping of animals on a tract of land containing less than 3 acres.
Location: Northeast corner of CR 22 & Dawn Jo Lene Ave., 2,075 ft. Southeast of CR 1, common address of 29675 CR 22 in Baugo Township, zoned A-1.
SUP-0058-2019

E. Petitioner: ***Wayne L. Bontrager & Sherrill Bontrager, Husband & Wife*** (Page 10)
Petition: for an amendment to an existing Special Use for a home workshop/business for buggy manufacturing and repair to allow for an addition to the shop building.
Location: East side of CR 43, 700 ft. South of CR 46, common address of 68630 CR 43 in Benton Township, zoned A-1.
SUP-0102-2019

SPECIAL USE/DEVELOPMENTAL VAIRANCES 9:30 A.M. (ATHA)

F. Petitioner: ***Richard L. & J. Sue Snider, Husband & Wife (Land Contract Holders) & Larry Schwartz & Nancy Schwartz, Husband & Wife (Land Contract Purchasers)*** (Page 11)
Petition: for a Special Use for retail sales and service for appliance repairs and for a Developmental Variance to allow for the construction of a pole barn on property with no road frontage served by an access easement.
Location: 411 ft. East off of CR 23, 1,216 ft. North of CR 146, in Jackson Township, zoned A-1.
SUP-0106-2019

G. Petitioner: ***Nancy Umbaugh Trustee of the Nancy Umbaugh Living Trust*** (Page 12)
Petition: for a Special Use for a home workshop/business for an auto repair business, for a 2 ft. Developmental Variance to allow for an existing accessory structure 3 ft. from the north side property line (Ordinance requires 5 ft.), for a 7 ft. Developmental Variance to allow for an existing residence 3 ft. from the north side property line (Ordinance requires 10 ft.), and for a 13 ft. Developmental Variance to allow for an existing residence 62 ft. from the centerline of the right-of-way (Ordinance requires 75 ft.).
Location: East side of CR 15, 830 ft. North of US 20, common address of 56414 CR 15 in Concord Township, zoned A-1.
SUP-0097-2019

10:00 A.M. (CAMPANELLO)
H. Petitioner: ***Clinton Brick Mennonite Church*** (Page 13)
Petition: for a Special Use for an existing church and cemetery, for a 10 ft. Developmental Variance to allow for an existing church to be 5 ft. from the future rear property line (Ordinance requires 15 ft.), and for a 65 ft. Developmental Variance to allow for an existing church 55 ft. from the centerline of the right-of-way (Ordinance requires 120 ft.).
Location: West side of SR 13, 2,605 ft. North of CR 34, common address of 62499 SR 13 in Clinton Township, zoned A-1.
SUP-0104-2019

- I. Petitioner: ***Tri-county Land Trustee Corp. (Land Contract Holder) & John A. Miller & Sue Miller, Husband & Wife (Land Contract Purchasers)*** (Page 14)
- Petition: for an amendment to an existing Special Use for a home workshop/business for equine supplies to allow for a new building and for 4 outside employees, and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
- Location: South side of CR 18, 2,047 ft. West of East County Line Rd., common address of 10348 CR 18 in Middlebury Township, zoned A-1.
- SUP-0101-2019

USE VARIANCES

- J. Petitioner: ***Traco, LLC*** (Page 15)
- Petition: for a Use Variance to allow for an existing sign for an existing off site home workshop/business.
- Location: Southwest corner of CR 26 & SR 19, in Baugo Township, zoned A-1.
- UV-0099-2019

10:30 A.M.

- K. Petitioner: ***Brian Mast & Sara Mast, Husband & Wife*** (Page 16)
- Petition: for a Use Variance to allow for the construction of a second dwelling on a parcel.
- Location: North side of US 20, 2,780 ft. West of CR 43, common address of 11529 US 20 in Middlebury Township, zoned A-1.
- UV-0100-2019

- L. Petitioner: ***Tod W. DeBolt & Stephanie S. DeBolt, Husband & Wife (Buyers) & Bruce A. Showalter, Steven G. Showalter, Michael K. Showalter Tenants in Common (Rose Ann Showalter Life Estate) (Sellers)*** (Page 17)
- Petition: for a Use Variance to allow for the construction of a second dwelling on a parcel.
- Location: South side of CR 46, 2,460 ft. East of CR 37, common address of 12516 CR 46 in Benton Township, zoned A-1.
- UV-0107-2019

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

ADJOURNMENT