

April 22, 2024

To: Members of the Kosciusko County Board of Zoning Appeals

Subject: Regular Meeting. The regular meeting of the Kosciusko County Board of Zoning Appeals Hearing Officer will be Monday May 13, 2024 at 8:30 a.m. in the Video Conference Room in the basement of the Justice Building. The following items of business are on the agenda:

Continuance of Case No. Var – 2024-54 – Michael Kohl – Petition for a Variance which would permit allowing a shed to remain as placed 20 feet from the right-of-way of the road. The property is located on the south side of Bruner Road and 86 feet southwest of Palestine Lane in Harrison Township (3633 S Bruner Rd)

Continuance of Case No. Var – 2024-69 – Noel Muskulin - Petition for a Variance which would permit allowing a residence accessory to remain as placed 27.5 feet from the right-of-way (placed by previous owner ILP 190834 that is 1200 sq.ft. when ordinance allows 720 tract has since been split). The residence will be added to structure by end of August. The property is located on the east side of EMS W16A Lane and 0 feet south of EMS W16 Lane in Tippecanoe Township.

Case No. Ex – 2024-54 – Noel Muskulin – Petition for an Exception for the purpose of allowing an accessory building to remain on a lot without a principal structure (will combine with 5-47-26A if granted) in a Residential District. The property is located on the east side of EMS W16A Lane and 0 feet south of EMS W16 Lane in Tippecanoe Township.

Case No. Ex – 2024-46 – Norman & Le Etta Hochstetler - Petition for an Exception for the purpose of allowing a Home Based Business (Metal Roofing) in an existing building (all supplies will be kept inside the building – no hours of operation, employees would come get what they need for the job of the day and head to the site) in an Agricultural District. The property is located on the north side of County Road 125 North and 1100 feet west of County Road 875 West in Etna Township. (8530 W 125 N)

Case No. Var – 2024-77 – Thomas Schwartz - Petition for a Variance which would permit the construction of residence additions 34.5 feet from the right-of-way of State Road 19. The property is located on the east side of State Road 19 and 800 feet south of County Road 800 North in Etna Township. (7916 N SR 19)

Case No. Ex – 2024-47 – Daryl Miller - Petition for an Exception for the purpose of allowing a Home Based Business (dog kennel). Will build a 40 x 80 pole barn to have the kennel inside, hours of operation will be by appointment only in an Agricultural District. The property is located on the east side of County Road 950 West and 1334 feet south of 25 South in Harrison Township. (530 S 950 W)

Case No. Var – 2024-78 – Stuart Eherenman - Petition for a Variance which would permit allowing a pond to remain 28 feet from the right-of-way of County Road 1000 South and 160 feet from the neighboring farm to the north and 54 feet from the south. The property is located on the north side of County Road 1000 South and 1293 feet east of County Road 825 West in Seward Township. (7958 W 1000 S)

Case No. Ex – 2024-48 – John & Ellen Yarnelle - Petition for an Exception for the purpose of the change & alteration of a non-conforming tract, by allowing an open porch to remain as placed 19 feet from an Interior Road in an Agricultural District. The property is located on the east side of EMS B36B2 Lane and 394 feet south of EMS B36B Lane in Tippecanoe Township. (38 EMS B36B2)

Case No. Var – 2024-80 – Chad Jones - Petition for a Variance which would permit the construction of a covered deck 44.6 feet from the right-of-way of the road. The property is located on the south side of County Road 600 South and 1911 feet west of County Road 100 West in Clay Township. (1427 W 600 S)

Case No. Ex – 2024-52 – Roger Pecina - Petition for an Exception for the purpose of allowing two existing buildings and 1 new building to be used for storage warehousing in a Commercial District. The property is located on the east side of State Road 13 and 1725 feet south of County Road 500 North in Tippecanoe Township. (4640 N SR 13)

Case No. Ex – 2024-53 – Steve Yoder - Petition for an Exception for the purpose of allowing this tract with residence accessory be combined to a different tract than case number 14082E granted (8737 E Hatchery Rd) in a Residential District. The property is located on the south side of Hatchery Road and 0 feet southeast of County Road 850 East in Tukey Creek Township. (8737 E Hatchery Rd)

Case No. Var – 2024-86 – Douglas & Diane Speer - Petition for a Variance which would permit the construction of an accessory addition (open deck) 13 feet from the right-of-way of the road. The property is located on the east side of Susanna Lane and 195 feet north of 11th Trail in Tippecanoe Township (8700 E Susanna Ln)

Case No. Ex – 2024-55 – Blake Walls - Petition for an Exception for the purpose of the construction of an oversized accessory building (2016 sq.ft.) where ordinance allows 1200 sq.ft. on a tract without a residence (new residence will be constructed within 1 year) in a Residential District. The property is located on the south side of Pleasant Street and 237 feet east of Walnut Street in Etna Township.

Case No. Var – 2024-87 – Amado Rodriguez - Petition for a Variance which would permit the construction of a residence addition 23 feet from the right-of-way of 2nd Street. The property is located on the east side of 2nd Street and 0 feet north of Clay Street in Plain Township. (5826 N 2nd St)

Case No. Var – 2024-88 – Stacey Wittkamper - Petition for a Variance which would permit the construction of a residence 15 feet from the right-of-way of EMS C24E Lane. The property is located on the south side of EMS C24E Lane and 0 feet southwest of EMS C24F Lane in Plain Township.

Case No. Var – 2024-91 – Frederick Michael - Petition for a Variance which would permit the construction of an addition to the pole barn 8.4 feet from the south line. The property is located on the west side of Old State Road 15 and 846 feet south of County Road 1300 North in Van Buren Township. (805 N OLD SR 15)

9:30 A.M.

Case No. Ex – 2024-57 – Darron Longenecker - Petition for an Exception for the purpose of allowing the placement of a 16 x 24 shed on a lot without a principal structure in a Residential District. The property is located on the east side of EMS T34B Lane and 432 feet east of EMS T34 Lane in Plain Township.

Case No. Ex – 2024-58 - Darron Longenecker - Petition for an Exception for the purpose of being allowed to have Agricultural Uses (chickens) in a Residential District. The property is located on the east side of EMS T34B Lane and 432 feet east of EMS T34 Lane in Plain Township.

Case No. Ex – 2024-59 – United Cottage Owners Association - Petition for an Exception for the purpose of allowing an accessory (maintenance building) to remain as constructed in an Agricultural District. The property is located on the east side of EMS B36B2 Lane and 396 feet southeast of EMS B36B Lane in Tippecanoe Township. (97 EMS B36B2 Ln)

Case No. Ex – 2024-61 – Samuel Cook - Petition for an Exception for the purpose of the change & alteration of a non-conforming use/structure by allowing the addition of a covered porch to existing building, a covered porch on existing home, demo an existing building & build new 30 x 48 pole barn in an Industrial II District. The property is located on the north side of Old Road 30 and 4785 feet east of County Road 350 West in Wayne Township. (2490 W Old Rd 30)

Case No. Ex – 2024-62 – Elmer Eldridge - Petition for an Exception for the purpose of allowing the change & alteration of a granted Exception (11039E) by allowing an open deck to be roofed in an Agricultural District. The property is located on the west side of Chapman Lake Drive and 479 feet east of EMS C6 Lane in Plain Township. (451 Chapman Lake Dr lot 21)

Case No. Ex – 2024-63 – Kari Shephard - Petition for an Exception for the purpose of allowing a Home Based Business (Dog Kennel – grooming, doggie daycare & boarding and Equine Facility – boarding, training & horseback riding lessons) in an Agricultural District. The property is located on the west side of County Road 1000 East and 730 feet south of County Road 1100 North in Turkey Creek Township. (10817 N 1000 E)

Case No. Ex – 2024-64 – Eric Hochstetler - Petition for an Exception for the purpose of the alteration of a granted Exception (20019E) by allowing a fenced in area for storage of trailers & fabricated parts & roll off dumpster in an Agricultural District. The property is located on the north side of County Road 1150 North and 1280 feet east of County Road 700 West in Jefferson Township. (6728 W 1150 N)

Case No. Ex – 2024-65 - Eric Hochstetler - Petition for an Exception for the purpose of the alteration of a granted Exception (20019E) by allowing the placement of a Storage Container for business storage in an Agricultural District. The property is located on the north side of County Road 1150 North and 1280 feet east of County Road 700 West in Jefferson Township. (6728 W 1150 N)

Case No. Var – 2024-95 – Edward & Deborah Boyts - Petition for a Variance which would permit the construction of a new roof 33 feet from the water’s edge. The property is located on the east side of EMS C27C1 Lane and 743 feet northeast of EMS C27 Lane in Plain Township. (74 EMS C27C1 Ln)

Case No. Ex – 2024-66 – Jeffrey Slone - Petition for an Exception for the purpose of the construction of a 1586 sq.ft. oversized accessory building in a Residential District. The property is located on the north side of Camden Drive and 0 feet south of Wade Road in Wayne Township. (2095 E Camden Dr)

Case No. Var – 2024-98 – Steve Plummer - Petition for a Variance which would permit the construction of a 2nd story addition 3.1 feet from the northwest property line, 11 feet from the road right-of-way and 15 feet from the water’s edge. The property is located on the north side of EMS B60 Lane and 702 feet northwest of EMS B60C lane in Tippecanoe Township. (158 EMS B60 Ln)

Case No. Ex – 2024-68 – Lynford Slabaugh - Petition for an Exception for the purpose of allowing the change & alteration of a granted Exception (2023 – 111) by allowing a 64 x 84 addition for the business in an Agricultural District. The property is located on the west side of County Road 800 West and 0 feet south of County Road 400 North in Etna Township. (3983 N 800 W)

Case No. Ex – 2024-69 – Thomas VanMeter - Petition for an Exception for the purpose of the change & alteration of a non-conforming use by allowing the construction of residence additions (extending garage & bedroom/bath) and residence accessory buildings (pool/deck & shop) on a tract of ground without road frontage in an Agricultural District. The property is located on the northeast side of Kalorama Road and 1295 feet southeast of EMS T37 Lane in Tippecanoe Township. (6958 N Kalorama Rd)

Case No. Var – 2024-99 – Jennifer Kneller - Petition for a Variance which would permit the construction of an 8 x 10 pergola 24 feet from the right-of-way of the road. The property is located on the northeast side of Kalorama Road and 1909 feet northwest of EMS T37 Lane in Tippecanoe Township. (6900 N Kalorama Rd)

Case No. Ex – 2024-72 – Martin Yoder - Petition for an Exception for the purpose of allowing a temporary 2nd residence to be built for owners to move into, daughter moving into existing residence, when 2nd residence is no long needed, it will be converted to storage in a Residential District. The property is located on the northside of County Road 1350 North and 959 feet west of County Road 750 West in Jefferson Township. (7696 W 1350 N)

Case No. Ex – 2024-73 – Elmer Miller - Petition for an Exception for the purpose of allowing an accessory building (10 x 12) on a lot with no principal structure (fishing gear & lawn mowers – no business) in a Residential District. The property is located on the north side of Forest Aven and 80 feet south of Beachwood in Prairie Township.

The regular meeting of the Kosciusko County Board of Zoning Appeals will be Tuesday May 14, 2024 at 9:00 a.m. in the Video Conference Room in the basement of the Justice Building. The following items of business are on the agenda:

Appeal from Hearing Officer Case No. Var – 2024-62 – Ron Haskins - Petition for a Variance which would permit the construction of a residence addition (covered porch) 14 feet from the right-of-way of EMS W30A1 Lane. The property is located on the south side of EMS W30A1 Lane and 580 feet northwest of EMS W30A Ln in Tippecanoe Township. (59 EMS W30A1 Ln)

Continuance of Case No. Var – 2024-46 – Lisa Bender - Petition for a Variance which would permit being allowed to have a residence addition & new foundation under entire house remain 11 feet from the south right-of-way, 11.8 feet from the north right-of-way, 13.8 feet from the west right-of-way and 1 foot from the side property line. The property is located on the north side of EMS D18C Lane and 0 feet south of EMS D18C Lane in Van Buren Township. (115 EMS D18C Ln)

Continuance of Case No. Var – 2024-67 – Thomas Michalski - Petition for a Variance which would permit allowing a residence addition (covered deck) to remain 20 feet from the water’s edge. The property is located on the east side of EMS B1D Lane and 90 feet south of EMS B1 Lane in Tippecanoe Township. (8 EMS B1D Ln)

Continuance of Case No. Ex – 2024-35 – Kosciusko County ABATE - Petition for an Exception for the purpose of allowing the continuance of the approved Commercial Recreation (Hawg Waller Camping, Concert & Public Gathering) one weekend a year through Case #21025E in an Agricultural District. The property is located on the south side of Old Road 30 and 3699 feet west of County Road 600 East in Washington Township. (5227 E Old Rd 30)

Continuance of Case No. Ex – 2024-36 – Michael Wilson - Petition for an Exception for the purpose of allowing a 9 x 53 semi-trailer to remain as placed for storage in a Residential District. The property is located on the north side of County Road 250 South and 862 feet west of Lake Sharon Road in Wayne Township (2380 E 250 S)

Case No. Ex – 2024-49 – Armando Jimerez - Petition for an Exception for the purpose of allowing a Home Based Business (Car Sales & Repairs) in an Agricultural District. The property is located on the south side of County Road 400 North and 1244 feet east of County Road 200 West in Plain Township. (1731 W 400 N)

Case No. Var – 2024-79 – Kyle Dunphy - Petition for a Variance which would permit allowing a residence to remain reconstructed and new foundation installed 3 feet from the south property line, 13 feet from the Southeast water's edge, 11 feet from the north water's edge and 12 feet from the road right-of-way. The property is located on the north side of EMS B40G Lane and 585 feet southeast of EMS B40 Lane in Tippecanoe Township (55 EMS B40G Ln)

Case No. Var – 2024-81 – Cameron Plew - Petition for a Variance which would permit the construction of a residence addition 1'10" from the side property line. The property is located on the west side of Chapman Lake Drive and 554 feet north of EMS C22 Lane in Plain Township. (2135 Chapman Lake Dr)

Case No. Var – 2024-82 – Joseph Kinch - Petition for a Variance which would permit the construction of an attached garage 8 feet from the right-of-way of the road. The property is located on the east side of County Road 450 East and 215 feet north of State Road 14 in Jackson Township. (10938 S 450 E)

Case No. Var – 2024-83 – Jennifer Leatherman - Petition for a Variance which would permit allowing a shed to remain as placed by previous owner 0.7 feet from the north property line and 10.2 feet from the water's edge (Var 2022-24 granted 5 feet from north and 9 feet from water). The property is located on the east side of EMS B40E Lane and 223 feet south of EMS B40 Lane in Tippecanoe Township. (26 EMS B40E Ln)

Case No. Var – 2024-84 – Gary Green - Petition for a Variance which would permit allowing a shed to remain as placed 6 inches from adjacent sheds & 8.6 feet to camper to the east. (blanket requires 10 feet). The property is located on the north side of McKenna Road and 236 feet west of County Road 650 East in Tippecanoe Township. (6402 E McKenna Rd)J

Case No. Var – 2024-85 – Michael Ingle - Petition for a Variance which would permit the construction of a Gazebo 7 feet from the water's edge. The property is located on the west side of EMS B1E Lane and 1887 feet south of County Road 400 North in Tippecanoe Township. (27 EMS B1E Ln)

Case No. Var – 2024-89 – Wacky 2 Premier - Petition for a Variance which would permit allowing a 20 foot setback from the water's edge on Lots 1 & 2 in proposed plat of the Oaks. The property is located on the east side of EMS T52A Lane and 0 feet north of EMS T51C Lane in Tippecanoe Township. (8 EMS T52B Ln)

Case No. Var – 2024-90 - Wacky 2 Premier - Petition for a Variance which would permit allowing lots 1 through 5 in proposed plat of the Oaks to have widths at building setback to be Lot 1 – 60.85, Lot 2 – 74.47', Lot 3 – 69.39, Lot 4 – 69.94 & lot 5 – 66.75. The property is located on the east side of EMS T52A Lane and 0 feet north of EMS T51C Lane in Tippecanoe Township. (8 EMS T52B Ln)

10:00 A.M.

Case No. Var – 2024-92 – Mark Nordman - Petition for a Variance which would permit the construction of a deck/porch 30 feet from the right-of-way of the road. The property is located on the east side of County Road 700 West and 118 feet south of Main Street in Seward Township. (5238 S 700 W) *Dropped*

Case No. Var- 2024-93 – Paul Neata - Petition for a Variance which would permit the re-construction of a 24 x 24 garage 18 feet from the right-of-way of the road and 4 feet from the side property line (existing lean-to will be removed). The property is located on the east side of EMS T26 Lane and 320 feet north of EMS T26B Lane in Plain Township. (186 EMS T26 Ln)

Case No. Var – 2024-94 – Michael Klarke - Petition for a Variance which would permit allowing a deck to remain as constructed 0 feet from the north right-of-way without a permit. The property is located on the south side of Beachwood Avenue and 0 feet west of Beachwood Avenue in Prairie Township. (7565 W Beachwood Ave)

Case No. Ex – 2024-67 – Nicholas Kern - Petition for an Exception for the purpose of allowing an oversized accessory building (1224 sq.ft.) to remain when Ordinance allow 1200 sq.ft. in a Residential District. The property is located on the west side of Hamill Ct and 339 feet south of LaPointe Dr in Van Buren Township. (12095 N Hamill Ct)

Case No. Var – 2024-96 - Nicholas Kern - Petition for an Exception for the purpose of allowing a residence accessory building to remain 7.7 feet from the west property line. The property is located on the west side of Hamill Ct and 339 feet south of LaPointe Dr in Van Buren Township. (12095 N Hamill Ct)

Case No. Var – 2024-97 – Nancy Townsend - Petition for an Exception for the purpose of the construction of a residence addition (garage & 2 story addition) 2 feet from the south property line. The property is located on the west side of South Channel Drive and 135 feet north of South Road in Turkey Creek Township. (10289 N South Channel Dr)

Case No. Var – 2024-100 – Sally Reel - Petition for an Exception for the purpose of the construction of a garage 5 feet from the right-of-way of the road (25' required) and 4 feet from the side property line. The property is located on the west side of Lung Lane and 0 feet east of Lake Wawasee in Turkey Creek Township. (10691 N Lung Ln)

Case No. Ex – 2024-70 – Joanna McDowell - Petition for an Exception for the purpose of the construction of a residential accessory building on a lot without a principal structure in a Residential District. The property is located on the south side of EMS W19 Lane and 638 feet west of Backwater Road in Tippecanoe Township.

Case No. Ex – 2024-71 – Joanna McDowell - Petition for an Exception for the purpose of the construction of a 1608 sq.ft. oversized accessory building on a lot where maximum size allowed by Ordinance is 1200 sq.ft. in a Residential District. The property is located on the south side of EMS W19 Lane and 638 feet west of Backwater Road in Tippecanoe Township.

Other Business:

Directors Comments:

The minutes of the April 8 & 9, 2024 meeting are enclosed for your review.

Sincerely,

Matthew Sandy
Director

At
Enclosure