

June 10, 2024 8:30 A.M. Video Conference Room

Kosciusko County Board of Zoning Appeals Hearing Officer

A G E N D A

**Continuance of 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 2<sup>nd</sup> Street. The property is located on the east side of 2<sup>nd</sup> Street and 0 feet north of Clay in Plain Township. (5826 N 2<sup>nd</sup> St)

**Case No. Ex – 2024-74 – Frank Reiter** – Petition for an Exception for the purpose of the construction of an oversized accessory building (1504 sq.ft.) when maximum size allowed by ordinance is 864 sq.ft. in a Residential District. The property is located on the east side of County Road 175 West and 0 feet south of County Road 300 South in Wayne Township. (3012 S 175 W)

**Case No. Var – 2024-105 – Otis Bowen Center** - Petition for a Variance which would permit allowing a shed to remain as placed 2.9 feet from the west side line and 5.7 feet from the north (rear) property line (placed by previous owner). The property is located on the north side of King Arthur Trail and 120 feet east of Excalibur Place in Turkey Creek Township (9838 E King Arthur Trl)

**Case No. Var – 2024-106 – Chris Titus** - Petition for a Variance which would permit the change & alteration of a granted Variance (19147V) by allowing a shed to remain as constructed 11 feet to adjacent home. The property is located on the east side of Main Street and 0 feet north of County Road 300 North in Etna Township. (210 S Main St)

**Case No. Var – 2024-110 – Rudy Gallegos** - Petition for a Variance which would permit allowing a residence accessory addition to remain as constructed 30 feet from the water's edge. The property is located on the west side of EMS B4 Lane and 791 feet south of County Road 400 North in Tippecanoe Township. (85 EMS B4 Ln)

**Case No. Ex – 2024-76 – Pedro Pina** - Petition for an Exception for the purpose of the change & alteration of a non-conforming tract by allowing the construction of a residence accessory (14x32 shed) in an Industrial II District. The property is located on the south side of County Road 300 North and 491 feet southwest of County Road 300 West in Prairie Township (3123 W 300 N)

**Case No. Var – 2024-113 – Greg Ciambrone** - Petition for a Variance which would permit the construction of a covered outdoor kitchen 5 feet from the south property line. The property is located on the northwest side of EMS T23 Lane and 110 feet north of Forest Glen in Plain Township. (12 EMS T23 Ln) **DROPPED**

**Case No. Var – 2024-114 – Brian Rosenblatt** - Petition for a Variance which would permit the construction of a new residence 20 feet from the right-of-way of the road and 9.5 feet from the boatwell. The property is located on the north side of Sunrise Drive and 174 feet south of Cassandra Drive in Turkey Creek Township.

**Case No. Var – 2024-115 – Mark Slain** - Petition for a Variance which would permit allowing a deck to remain as construct 2 feet from the Interior Road. The property is located on the south side of EMS B36B2 Lane and 252 feet southeast of EMS B36B Lane in Tippecanoe Township. (22 EMS B36B2 Ln)

**Case No. Var – 2024-117 – Matthew Purdy** - Petition for a Variance which would permit the construction of a hot tub and deck 10 feet from the water's edge. The property is located on the northwest side of EMS W31 Lane and 0 feet northwest of EMS W31A Lane in Tippecanoe Township. (106 EMS W31 Ln)

**Case No. Var – 2024-118 - Matthew Purdy** - Petition for a Variance which would permit the construction of a deck and staircase 5 feet from the side property line and 33 feet from the water's edge. The property is located on the northwest side of EMS W31 Lane and 0 feet northwest of EMS W31A Lane in Tippecanoe Township. (106 EMS W31 Ln)

**Case No. Ex – 2024-78 – Keith Pauwels** - Petition for an Exception for the purpose of the construction of a residence on a tract of ground accessed by a 33 foot access easement where ordinance requires 50 foot of owned frontage in a Residential District. The property is located on the south side of Village Street and 108 feet east of Ash Street in Washington Township.

**Case No. Var – 2024-119 – Jeremiah Senders** - Petition for a Variance which would permit the construction of a 12 x 16 shed 5 feet from the side property line. The property is located on the south side of First Street and 53 feet west of Higbee Street in Van Buren Township. (404 W First St)

**Case No. Ex – 2024-79 – Samuel Beachy** - Petition for an Exception for the purpose of the construction of an addition to the existing accessory building creating an oversized accessory building (1464 sq.ft.) when maximum size allowed is 1200 sq.ft. in a Residential District. The property is located on the west side of Ashbury Ct and 185 feet south of Nottingham Drive in Jefferson Township. (13675 N Ashbury Ct)

**Case No. Var – 2024-121 – Steven Mullet** - Petition for a Variance which would permit the construction of a residence on a tract with living quarters in an existing structure. The property is located on the east side of County road 750 West and 0 feet south of County Road 1350 North in Jefferson Township. (13420 N 750 W)

**Case No. Var – 2024-123 – Garrett Howell** - Petition for a Variance which would permit allowing an off-premise sign to be located 300 feet from another off-premise sign where ordinance requires 500 feet, 76 feet from a residential district and 20 feet from a curved intersection. The property is located on the west side of Hatchery Road and 0 feet south of McClintic Road in Turkey Creek Township. (8139 E McClintic Rd)

**Case No. Ex – 2024-80 – Homer Miller** - Petition for an Exception for the purpose of allowing a Home Based Business (Woodworking) and allow a container to remain for the generator and air compressor in an Agricultural District. The property is located on the west side of County Road 600 West and 985 feet north of County Road 1100 North in Jefferson Township. (11247 N 600 W)

**Case No. Var – 2024-125 – Nick Chapman** - Petition for a Variance which would permit the construction of a residence addition 20.3 feet from the right-of-way of the road. The property is located on the east side of Lakewood Avenue and 244 feet northwest of Oak Street in Wayne Township. (560 E Lakewood Ave)

**Case No. Var – 2024-127 – Gregory Adams** - Petition for a Variance which would permit being allowed to leave a 10 x 20 shed 16.4 feet from the right-of-way of the road (permit issued at 28'). The property is located on the west side of EMS B6A Lane and 270 feet south of EMS B6 Lane in Tippecanoe Township. (35 EMS B6A Ln)

**Case No. Ex – 2024-84 – Darin Burke** - Petition for an Exception for the purpose of the construction of a 24 x 36 (864 sq.ft.) garage on a tract where maximum size allowed is 750 sq.ft. in a Residential District. The property is located on the west side of Grove Road and 790 feet northwest of Steffen Drive in Van Buren Township. (10725 N Grove Rd)

**Case No. Var – 2024-128 – Darin Burke** - Petition for a Variance which would permit allowing the construction of a 24 x 36 garage 5 feet from the west (rear) property line and 5 feet from the south side property line. The property is located on the west side of Grove Road and 790 feet northwest of Steffen Drive in Van Buren Township. (10725 N Grove Rd)

**Case No. Var – 2024-129 – Jerry Squires** - Petition for a Variance which would permit allowing a 10 x 20 shed to remain 13.2 feet from the right-of-way of Greenwood Drive (located without permit or hearing). The property is located on the north side of Woodland Drive and 0 feet west of Greenwood Drive in Plain Township. (420 W Woodland Dr)

June 11, 2024 9:00 A.M. Video Conference Room

Kosciusko County Board of Zoning Appeals

A G E N D A

**Continuance of Case No. Var – 2024-46 – Lisa Bender** - Petition for a Variance which would permit to be 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 Ln and 0 feet south of EMS D18C Lane in Van Buren Township. (115 Ems D18C Ln)

**Continuance of 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)

**Continuance of 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.

**Continuance of 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 the maxim size allowed 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.

**Case No. Var – 2024-107 – Mark Nordman** - Petition for a Variance which would permit the construction of a residence addition (open porch) 21 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)

**Case No. Var – 2024-108 – Christopher Cotton** - Petition for a Variance which would permit allowing a pole barn/lean-to to remain 4.7 feet from the rear property line when variance was granted at 7.7 feet (20042V). The property is located on the south side of Backwater Road and 308 feet east of County Road 825 East in Tippecanoe Township (8337 E Backwater Rd)

**Case No. Var – 2024-109 – Milford Food Bank** - Petition for a Variance which would permit allowing the construction of a new commercial building 0 feet from the north right-of-way, 10 feet from the west property line, 10 feet from the south property line and 11 feet from the east right-of-way. The property is located on the west side of James Street and 0 feet south of Emeline Street in Van Buren Township. (112 E Emeline St)

**Case No. Var – 2024-112 – Scott Beam** - Petition for a Variance which would permit the reconstruction of a deck 0 feet from the west property line, 18.25 feet from the water's edge and 4 feet from the east side property line. The property is located on the north side of EMS W29B Lane and 93 feet northwest of EMS W29B Lane in Tippecanoe Township. (60 EMS W29B Ln)

**Case No. Ex – 2024-75 – Rick Hatcher** - Petition for an Exception for the purpose of the change & alteration of a granted Exception to be allowed to remove the age restriction, allow them to replace units no larger than 16x 80 to meet setbacks between other units in an Agricultural District. The property is located on the north side of County Road 300 North and 2414 feet east of Airport Road in Plain Township. (478 E 300 N)

**Case No. Ex – 2024-77 – Robert Paton** - Petition for an Exception for the purpose of the change & alteration of a non-conforming campground & granted Exception (10028E) by allowing 10 more homes sites on EMS T33J Lane in an Agricultural District. The property is located on the east side of County Road 300 East and 2228 feet south of County Road 750 North in Plain Township. (9 EMS T33G)

**Case No. Var – 2024-116 – Duane Dial** - Petition for a Variance which would permit allowing the change & alteration of Var 2024-1 by allowing the structure to be rebuilt opposed to elevated at 4'8" from the road right-of-way, 20.9 feet from the water's edge and 2.2 feet from the northeast property line. The property is located on the north side of EMS B61H Lane and 75 feet southwest of EMS B61 Lane in Tippecanoe Township. (10 EMS B61H)

**Case No. Var – 2024-120 – Robert Haisley** - Petition for a Variance which would permit being allowed to relocate an 8 x 10 shed 1 foot from the right-of-way of the road (currently located in right-of-way by previous owner). The property is located on the north side of EMS B61G Lane and 110 feet east of EMS B61H Lane in Tippecanoe Township (34 EMS B61G Ln)

**Case No. Var – 2024-122 – Cynthia Brown** - Petition for a Variance which would permit allowing the creation of an undersized tract of ground 7500 sq.ft. (50x150) when Ordinance requires 10,000 sq.ft. Piece of northern tract will be combined with tract to the east. The property is located on the north side of Crow Road and 100 feet east of Elm Grove Road in Turkey Creek Township. (8940 E Crow Rd)

**Case No. Ex – 2024-81 – Rikko Montelong** - Petition for an Exception for the purpose of allowing a Home Based Business (Tree Service) in an Agricultural District. The property is located on the north side of County Road 200 South and 379 feet west of County Road 675 West in Harrison Township. (6880 W 200 S)

**Case No. Var – 2024-124 – Michael Kohl** - Petition for a Variance which would permit allowing a shed to remain as placed 1.9 feet from the road right-of-way and 3.2 feet from the east property line. The property is located on the south side of Bruner Road and 65 feet west of Palestine Lane in Harrison Township. 3633 S Bruner Rd)

**Case No. Ex – 2024-82 – Shanda Scheeren** - Petition for an Exception for the purpose of allowing an Event Center (Weddings, Private Functions) changing from a non-conforming church center (tract is being split from the current 12 acres) in an Agricultural District. The property is located on the east side of EMS T52 Lane and 0 feet south of County Road 650 North in Tippecanoe Township.

**Case No. Var – 2024-126 – Susana Horne** - Petition for a Variance which would permit to be allowed to reconstruct the roof 14.5 feet from the right-of-way of Packerton Road. The property is located on the west side of Packerton Road and 500 feet south of County Road 800 South in Clay Township. (8117 S Packerton Rd)

**Case No. Ex – 2024-83 – Todd Hoffman** - Petition for an Exception for the purpose of the change & alteration of a non-conforming seasonal mobile home park, by allowing the conversion from mobile homes to RV, campers, tiny homes, with 10 feet between units and 10 feet to interior roadway in an Agricultural District. The property is located on the west side of County Road 600 West and 2669 feet northwest of County Road 950 South in Seward Township. (8821 S 600 W)

**Other Business:**

**Directors Comments:**