

June 17, 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 July 8, 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 – 2024-87 – 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)

Continuance of Case No. Var – 2024-115 – Mark Slain - Petition for a Variance which would permit allowing a deck to remain as constructed 2 feet from the Interior Road (10' required). 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. Ex – 2024-85 – Kaleb Brown – Petition for an Exception for the purpose of allowing a Home Based Business (Dog Grooming) in an Agricultural District. The property is located on the northside of County Road 550 North and 0 feet north of County Road 250 East in Plain Township. (2398 E 550 N)

Case No. Ex – 2024-88 – K F S Properties - Petition for an Exception for the purpose of allowing Light Manufacturing within a Commercial District. The property is located on the east side of First Street and 587 feet north of County Road 725 East in Washington Township. (533 S First St)

Case No. Var – 2024-131 – K F S Properties - Petition for a Variance which would permit the change & alteration of a granted Variance (2024-51) by allowing multiple uses on one tract of ground (beauty shop, u-haul rental, bakery & warehousing and manufacturing). The property is located on the east side of First Street and 587 feet north of County Road 725 East in Washington Township. (533 S First St)

Case No. Var – 2024-132 – Jeffrey Hodder - Petition for a Variance which would permit allow a carport (8x12) at 33 feet & awning (6x8) to remain as placed 27 feet from the water’s edge. The property is located on the west side of EMS B4 Lane and 688 feet south of County Road 400 North in Tippecanoe Township. (79 EMS B4 Ln)

Case No. Ex – 2024-90 – Jerry Bontrager - Petition for an Exception for the purpose of the change & alteration to previously granted Exceptions (00074E & Ex-2023-23) for a Home Occupation (Furniture Restoration) to convert the use to a Home Based Business & allow the construction of a 1668 sq.ft. building in an Agricultural District. The property is located on the south side of County Road 1350 North and 0 feet southeast of County Road 1025 West in Scott Township. (10185 W 1350 N)

Case No. Var – 2024-133 – Gordon Hughes - Petition for a Variance which would permit allowing a generator to remain as placed without hearing approval 2.7 feet from the west side property line. The property is located on the north side of Hatchery Road and 600 feet west of Denzel Drive in Turkey Creek Township. (8844 E Hatchery Rd)

Case No. Var – 2024-136 – Darla Brock - Petition for a Variance which would permit allowing an existing 10x18 shed (placed 5/28/24) to be moved 1 foot from the west property line. The property is located on the northside of Waco Drive and 348 feet east of State Road 13 in Turkey Creek Township. (6442 E Waco Dr) **DROPPED**

Case No. Var – 2024-138 – Larry & Laura Richardson - Petition for a Variance which would permit allowing a 30 x 56 agricultural accessory building 35 feet from the road right-of-way (in line with existing garage). The property is located on the east side of County Road 700 East and 1987 feet north of County Road 650 South in Monroe Township. (6096 S 700 E)

Case No. Var – 2024-139 – Ronnie Adams - Petition for a Variance which would permit the construction of a residence on existing foundation 31 feet from the north road right-of-way. The property is located on the south side of Scott Road and 0 feet west of Scott Road in Seward Township.

Case No. Ex – 2024-91 – YBMC - Petition for an Exception for the purpose of the change & alteration of a granted Exception by allowing a Dog Park in a Commercial Campground in an Agricultural District. The property is located on the south side of Kyle Road and 1746 feet east of County Road 850 East in Tippecanoe Township. (1916 N 850 E)

Case No. Ex – 2024-93 – John Boley - Petition for an Exception for the purpose of the change & alteration of a previously granted Exception (12007E) by allowing Car Sales, Service & Repair in a Commercial District. The property is located on the south side of Kosciusko Drive and 156 feet west of County Road 175 East in Wayne Township. (1695 E Kosciusko Dr)

Case No. Var – 2024-141 – Neil Schwartz - Petition for a Variance which would permit being allowed to relocate a 8 x 12 shed 9 feet from the right-of-way of the road (will combine lots). The property is located on the north side of EMS B61G Lane and 100 feet north of EMS B61H Lane in Tippecanoe Township.

Case No. Ex – 2024-95 – Elizabeth Long - Petition for an Exception for the purpose of the change & alteration of a granted Exception (05093E – Residence/Apartment) by allowing a 10 x 12 shed to remain on the property for residential purposes in a Commercial District. The property is located on the east side of Treasure Island and 725 feet north of Tiny Tim Lane in Turkey Creek Township. **DROPPED**

Case No. Var – 2024-143 – Elizabeth Long - Petition for a Variance which would permit allowing an open porch to remain 8 feet from the side property line. The property is located on the east side of Treasure Island and 725 feet north of Tiny Tim Lane in Turkey Creek Township. **DROPPED**

Case No. Ex – 2024-96 – North Webster Church of God - Petition for an Exception for the purpose of allowing a Counseling Center to operate in a Public Use District. The property is located on the south side of Washington Street and 0 feet southeast of Blaine Street in Tippecanoe Township. (501 W Washington St)

Case No. Ex – 2024-97 – Matt Schnell - Petition for an Exception for the purpose of the construction of an oversized garage (720 sq.ft.) when Ordinance allows 576 sq.ft. in a Residential District. The property is located on the west side of Stanley Street and 0 feet east of East Street in Tippecanoe Township. (338 N Stanley St)

Case No. Var – 2024-144 – Matt Schnell - Petition for a Variance which would permit the construction of an oversized garage 22 feet from the east road right-of-way (Stanley St). The property is located on the west side of Stanley Street and 0 feet east of East Street in Tippecanoe Township. (338 N Stanley St)

Case No. Var – 2024-145 – Thomas Townsend - Petition for a Variance which would permit allowing 2 residences on a single parcel (guest house). Parcels were combined to allow construction of pool. The property is located on the north side of 2nd Street and 605 feet west of EMS T27 Lane in Plain Township. (7173 N 2nd St)

Case No. Var – 2024-146 – Scott Sands - Petition for a Variance which would permit allowing the placement of Solar Panels 10 feet from the west property line. The property is located on the east side of County Road 100 East and 1740 feet north of County Road 1000 South in Lake Township. (9706 S 100 E)

Case No. Var – 2024-148 – Jeff Brisley - Petition for a Variance which would permit the construction of a residence 14.25 feet to access and 20 feet to the water’s edge (west side). The property is located on the west side of Willow Avenue and 0 feet southwest of Pleasant Grove Road in Turkey Creek Township. (6607 E Willow Ave)

Case No. Var – 2024-149 – Greg Ciambrone – Petition for a Variance which would permit the construction of an 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)

Case No. Ex – 2024-101 – Luke Blakeslee - Petition for an Exception for the purpose of the change & alteration of a granted Home Based Business by allowing pet transportation (Furry Freight Delivery and Puppy Connection) including photography and advertising for conscientious area breeders. Allow (2) 20x20 moveable accessory structures for the camels and a 15 x60 addition to living building for winter feeding and housing in an Agricultural District. The property is located on the north side of County Road 1000 North and 1007 feet east of Pinkerton & Price Roads in Van Buren Township. (1512 W 1000 N)

The regular meeting of the Kosciusko County Board of Zoning Appeals will be Tuesday July 9, 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:

Continuance of Case No. Ex – 2023-32 – Adam Pamer - Petition for an Exception for the purpose of allowing a Semi Trailer to be utilized as an accessory structure in an Agricultural District. The property is located on the west side of County Road 450 East and 1900 feet north of Old Rd 30 East in Washington Township. (407 N 450 E)

Appeal from Hearing Officer – 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)

Continuance of Case No. Var – 2024-105 – Otis R 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 Trl and 120 feet east of Excalibur Place in Turkey Creek Township.

DROPPED

Continuance of 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)

Continuance of 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)

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 southside 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 maximum size allowed is 1200 sq.ft. in a Residential District. The property is located on the southside of EMS W19 Lane and 638 feet west of Backwater Road in Tippecanoe Township.

Case No. Var – 2024-150 – Joanna McDowell - Petition for a Variance which would permit the construction of a residential accessory building 5 feet from the east access easement. The property is located on the southside of EMS W19 Lane and 638 feet west of Backwater Road in Tippecanoe Township.

Case No. Var – 2024-134 – Byron Miller - Petition for a Variance which would permit the placement of a new 8 x 12 shed 1 foot from the north property line. The property is located on the west side of Park Drive and 146 feet north of Walnut Drive in Turkey Creek Township. (11877 N Park Dr)

Case No. Var – 2024-135 – Edward Boyts - Petition for a Variance which would permit the construction of a residence 30 feet from the water's edge and 13 feet from the right-of-way of EMS C27C1 Lane. The property is located on the southeast side of EMS C27C1 Lane and 710 feet southeast of EMS C27 Lane in Plain Township. (74 EMS C27C1 Ln)

Cases No. Var – 2024-137 – Nathan Brown - Petition for a Variance which would permit the construction of a new 12 x 27 open deck (in line with residence) 0 feet from the side property line. The property is located on the east side of EMS W29B Lane and 582 feet northeast of EMS W30 Lane in Tippecanoe Township. (86 EMS W29B Ln)

Case No. Var – 2024-140 – Ida Wallen - Petition for a Variance which would permit allowing an existing covered porch to remain as placed 22.2 feet from the right-of-way and allow increased cubic content on garage 20.25 feet from the right-of-way (35' required). The property is located on the south side of State road 13 and 102 feet southwest of Waco Drive in Turkey Creek Township. (11499 N SR 13)

Case No. Ex – 2024-92 – Louis Dreyfus - Petition for an Exception for the purpose of allowing Agricultural Additions to Boiler Room, Liquid Truck Loadout, Canola & Glycerin Filter Building, enclose a 5x10 Filter Building, extend a Mezzanine to be 18x24 and 2 possible future buildings (Locker/Office Room and a Packaging Room on site plan) in an Agricultural District. The property is located on the east side of State Road 15 and 0 feet north of County Road 800 South in Clay Township (7344 S SR 15)

Case No. Ex – 2024-94 – North Central Cooperative - Petition for an Exception for the purpose of the change & alteration of previously granted Exception (05021E) by allowing the construction of 2 new towers in an Agricultural District. The property is located on the east side of County Road 900 West and 1000 feet north of County Road 500 South in Franklin Township. (4640 S 900 W)

Case No. Var – 2024-142 – Tippecanoe Township Fire Department - Petition for a Variance which would permit the construction of a new Fire Department Building 42 feet from the west road right-of-way and 10 feet from the south alley. The property is located on the west side of Ward Lane and 50 feet south of North Street in Tippecanoe Township. (211 N Harrison St)

Case No. Ex – 2024-98 – Keith Harris - Petition for an Exception for the purpose of the change & alteration of granted hearings (16033E & 16041V) by allowing 4 mobile residences to be replaced in a Residential District. The property is located on the east side of High Street and 238 feet north of Wells Street in Lake Township. (310 N High St)

Case No. Ex – 2024-99 – Tim & Amy Goon - Petition for an Exception for the purpose of the construction of a 1920 square foot residential accessory building on a tract where Ordinance allows 1200 sq.ft. in a Residential District. The property is located on the south side of Chapman Lake Drive and 450 feet west of County Road 325 East in Plain Township. (1630 Chapman Lake Dr)

Case No. Var – 2024-147 – Tim & Amy Goon - Petition for a Variance which would permit the construction of a residence accessory building 1'4" from the east sideline and 2 feet from the south sideline. The property is located on the south side of Chapman Lake Drive and 450 feet west of County Road 325 East in Plain Township. (1630 Chapman Lake Dr)

Case No. Ex – 2024-100 – Robert & Cheryl Hill - Petition for an Exception for the purpose of the change & alteration of a non-conforming use by allowing an Antique Business along with Living Quarters in the building in a Commercial District with no off-street parking in a Commercial District. The property is located on the east side of Jefferson Street and 115 feet south of Main Street in Lake Township. (103 S Jefferson St)

Other Business:

Directors Comments:

The minutes of the June 10 & 11, 2024 regular meeting are enclosed for your review.

Sincerely,

Matthew Sandy
Director

At
Enclosure