

August 19, 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 September 9, 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:

Case No. Ex – 2024-115 – Wayne Trusty – Petition for an Exception for the purpose of allowing a 40 x 30 addition to existing oversized accessory (18099E) creating an oversized accessory 2880 sq.ft. where ordinance allows 1200 sq.ft. in a Residential District. The property is located on the south side of County Road 1250 North and 435 feet east of East Wawasee Drive in Turkey Creei Township. (9119 E 1250 N)

Case No. Ex – 2024-116 – Aaron Miller - Petition for an Exception for the purpose of the alteration of a granted Variance (03266V – 2nd residence) by allowing a 1400 square foot addition on one of the residences in an Agricultural District. The property is located on the west side of County Road 800 West and 495 feet north of County Road 750 North in Etna Township. (7717 N 800 W)

Case No. Var – 2024-179 – Michael Rodgers – Petition for a Variance which would permit temporarily allowing 2 residences on one tract (live in existing residence while constructing new residence). The property is located on the west side of County Road 700 East and 1340 feet north of County Road 350 South in Washington Township. (3133 S 700 E)

Case No. Var – 2024-180 – Craig & Karen Morris - Petition for a Variance which would permit the construction of a residence addition 20'9" from the right-of-way of the road and 30'6" from the water's edge. The property is located on the east side of EMS D13 Lane and 295 feet south of County Road 1000 N in Van Buren Township. (201 EMS D13 Ln)

Case No. Var – 2024-181 – Randall & Joanne Sarason - Petition for a Variance which would permit the construction of dormers, adding cubic content 20 feet from the right-of-way. The property is located on the west side of EMS T5C Lane and 120 feet north of EMS T5 Lane in Tippecanoe Township. (15 EMS T5C Ln)

Case No. Var – 2024-183 – Dave Hein - Petition for a Variance which would permit allowing the change of granted blanket hearing (11083E) by allowing a carport to remain as placed by previous owner 16 feet from the adjacent home. The property is located on the northside of Levi Lee Road and 0 feet east of Old Road 30 in Plain Township. (340 E Levi Lee Rd Lot 175)

Case No. Var – 2024- Kimberly Heimlich - Petition for a Variance which would permit allowing existing decks to be raised 10.3 feet from the water’s edge. The property is located on the north side of EMS B37 Lane and 0 feet northwest of EMS B36A Lane in Tippecanoe Township. (1 EMS B37 Ln)

Case No. Ex – 2024-118 – Jim Tranter - Petition for an Exception for the purpose of the change & alteration of previously granted Exceptions by allowing a U-Haul Rental Business on the property in an Agricultural District. The property is located on the east side of State Road 13 and 1000 feet north of County Road 800 North in Turkey Creek Township. (8227 N SR 13)

Case No. Var – 2024-185 – Greg Ummel - Petition for a Variance which would permit the change & alteration of Var – 2022-22 by allowing residential quarters to be added to a 2nd story resulting in 2 residences 1 tract of ground. The property is located on the north side of EMS T36 Lane and 350 feet east of EMS T36A Lane in Plain Township. (112 EMS T36 Ln)

Case No. Var – 2024-186 – Greg Ummel - Petition for a Variance which would permit the construction of an accessory building 7 feet from the north road right-of-way. The property is located on the north side of EMS T36 Lane and 350 feet east of EMS T36A Lane in Plain Township. (112 EMS T36 Ln)

Case No. Var – 2024- Brian Guidice - Petition for a Variance which would permit the construction of a 2nd story addition to existing attached garage 16’2” from the right-of-way of South Channel Drive. The property is located on the east side of South Channel Drive and 150 feet north of South Road in Turkey Creek Township. (10290 N South Channel Dr)

Case No. Ex – 2024-119 – Theresa Shoemaker - Petition for an Exception for the purpose of allowing a Home Based Business (Feet & Hands Reflexology) in an Agricultural District. The property is located on the north side of County Road 550 North and 2085 feet west of County Road 300 West in Prairie Township. (3414 W 550 N)

Case No. Ex – 2024-120 – Nathaniel & Rawaleigh Myers - Petition for an Exception for the purpose of allowing an oversized accessory building (40x60 – 2400 sq.ft.) where Ordinance allows 864 sq.ft. in a Residential District. The property is located on the east side of Smalley Lane and 0 feet south of County Road 900 South in Seward Township.

Case No. Var – 2024-190 – Nathaniel & Rawaleigh Myers - Petition for a Variance which would permit the construction of an oversized accessory building 25 feet from the west right-of-way. The property is located on the east side of Smalley Lane and 0 feet south of County Road 900 South in Seward Township.

Case No. Ex – 2024-121 – Austin French - Petition for an Exception for the purpose of the change & alteration of a non-conforming use by allowing a residence addition in a Commercial District. The property is located on the west side of State Road 19 and 1121 feet southwest of Pearl Street in Franklin Township. (4635 S SR 19)

Case No. Var – 2024-194 – Michael Stanford - Petition for a Variance which would permit the placement of a 12 x 16 shed 8 feet from the right-of-way of EMS B60 Lane. The property is located on the north side of EMS B60 Lane and 0 feet south of Sechrist Lake in Tippecanoe Township. (90 EMS B60 Ln)

Case No. Var – 2024-196 – Harvey Hayes - Petition for a Variance which would permit the construction of a residence addition 19 feet from the north right-of-way and 43 feet from the west right-of-way. The property is located on the south side of EMS D18A Lane and 0 feet east of EMS D18 Lane in Turkey Creek Township. (7 EMS D18A Ln)

The regular meeting of the Kosciusko County Board of Zoning Appeals will be Tuesday September 10, 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 – 2024-109 – Robert Cline – Petition for an Exception for the purpose of allowing the placement of a 12 x 32 shed on a lot without a principal structure, will construct a residence within 2 years in a Residential District. The property is located on the east side of EMS W26 Lane and 119 feet west of EMS W25 Lane in Tippecanoe Township **DROPPED**

Case No. Var – 2024-174 – Martin Zeitler - Petition for a Variance which would permit allowing a deck to remain as placed 23 feet from the water’s edge. The property is located on the north side of Marine Key Drive and 160 feet north of Hatchery Road in Turkey Creek Township. (9729 N Marine Key Dr)

Case No. Var – 2024-178 – Martin Zeitler - Petition for a Variance which would permit allowing the air conditioner to remain 6’2” from the east sideline and the generator to remain 3’10” from the east sideline. . The property is located on the north side of Marine Key Drive and 160 feet north of Hatchery Road in Turkey Creek Township. (9729 N Marine Key Dr)

Case No. Ex – 2024-117 – Eric Dahlinger - Petition for an Exception for the purpose of allowing a 2nd residence to remain in a detached garage (ILP 800162) in an Agricultural District. The property is located on the north side of County Road 525 South and 187 feet east of Scott Road in Seward Township. (5110 W 525 S)

Case No. Var – 2024-182 – Mary Lyga - Petition for a Variance which would permit the construction of a garage addition 21.2 feet from the right-of-way of the road and 5.1 feet from the north side property line. The property is located on the southwest side of EMS C29 Lane and 322 feet southeast of Lilly Ct in Plain Township. (227 EMS C29 Ln) **DROPPED**

Case No. Var – 2024-188 – Yareli Paredes - Petition for a Variance which would permit allowing an inground swimming pool to remain 17 feet from the east road right-of-way, a 160 sq.ft. shed to remain 5 feet from a south property line and allow a 6 foot tall privacy fence to remain in a street yard. The property is located on the west side of Walnut Creek Blvd and 0 feet south of Cardinal Drive in Wayne Township. (1505 Walnut Creek Blvd)

Case No. Var – 2024-189 – Michael Gunkel - Petition for a Variance which would permit allowing parcels to remain as configured with less than 50 feet of frontage on a public street. The property is located on the east side of EMS B1A Lane and 314 feet west of EMS B1 Lane in Tippecanoe Township.

Case No. Ex – 2024-122 – Grace Hershberger - Petition for an Exception for the purpose of allowing a horse and a goat/pony on a residential tract of ground in a Residential District. The property is located on the east side of Hasse Ct and 450 feet northeast of Couty Road 1000 North in Van Buren Township. (10070 N Hasse Ct)

Case No. Var – 2024-191 – James Hatzer - Petition for a Variance which would permit to be allowed to raise the roof on existing residence 1', 1.6 feet from the west sideline; the construction of a 1 ½ story garage 25 feet from the right-of-way of the road and the construction of a covered deck 5 feet from the west sideline. The property is located on the north side of EMS C24D Lane and 100 feet west of EMS C24 Lane in Plain Township. (139 EMS C24D Ln)

Case No. Var – 2024-192 – Eric Mast - Petition for a Variance which would permit the construction of a new residence 16.5 feet from the right-of-way of the road and 24 feet from the water's edge. The property is located on the south side of Island Avenue and 0 feet north of Lake Wawasee in Turkey Creek Township. (6011 E Island Ave)

Case No. Var – 2024-193 – Timothy Moorehead - Petition for a Variance which would permit the placement of a storage structure with a deck above 8 feet from the water’s edge and 4 feet from the west sideline; replace existing deck 8 feet from the water’s edge, including planter. The property is located on the south side of Northshore Drive and 940 feet west of Eastshore Drive in Turkey Creek Township. (1341 E Northshore Dr)

Case No. Var – 2024-195 – Timothy Moorehead - Petition for a Variance which would permit the construction of a patio 8 feet from the water’s edge and the construction of a concrete building with deck on top 32 feet from the water’s edge. The property is located on the south side of Northshore Drive and 940 feet west of Eastshore Drive in Turkey Creek Township. (1341 E Northshore Dr)

Other Business:

Directors Comments:

The minutes of the August 12 & 13, 2024 regular meeting are enclosed for your review.

Sincerely,

Matthew Sandy
Director

At
Enclosure