

September 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 October 7, 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 – 2024-123 – Adam Gunkel – Petition for an Exception for the purpose of the construction of an addition (10x40 open deck) to an existing 30x40 detached garage creating an oversized accessory on a lot where maximum size allowed is 1200 sq.ft. in a Residential District. The property is located on the north side of Crystal Flash Road and 0 feet north of Blaine Street in Tippecanoe Township. (420 W Crystal Flash Rd)

Case No. Var – 2024-197 – Andi Marshand – Petition for a Variance which would permit allowing an outdoor bar to remain 32” from an adjacent unit when minimum setback is 12.5 feet to adjacent structures. The property is located on the west side of EMS B52 Lane and 0 feet south of Barbee Road in Tippecanoe Township. (1 Ems B52 Ln)

Case No. Var – 2024-198 – Michael O’Connor - Petition for a Variance which would permit the construction of a 2nd story (living quarters) on the detached garage 9.2 feet from the north property line (land is surveyed and going to be split). The property is located on the west side of Blaine Street and 0 feet north of County Road 600 North in Tippecanoe Township. (602 W Huntington St)

Case No. Ex – 2024-124 – Kosko Conservation - Petition for an Exception for the purpose of allowing the change & alteration of a legal non-conforming use by allowing the replacement of open shoot stands with an enclosed 5 stand in an Agricultural District. The property is located on the south side of Fox Farm Road and 1400 feet southeast of County Road 200 North in Wayne Township. (2391 N Fox Farm Rd)

Case No. Ex – 2024-126 – Jamie Pass - Petition for an Exception for the purpose of allowing a Home Based Business (Bakery) in an Agricultural District. The property is located on the north side of Armstrong Road and 2758 feet southeast of EMS T25 Lane in Plain Township. (3996 E Armstrong Rd)

Case No. Var – 2024-201 – Geriann Wohead - Petition for a Variance which would permit allowing the reconstruction of a deck and add a roof extension over the deck 17 feet from the water's edge. The property is located on the northwest side of EMS C17 Lane and 863 feet north of Chapman Lake Drive in Plain Township. (131 EMS C17 Ln)

Case No. Var – 2024-202 – Brian Sand - Petition for a Variance which would permit the construction of a new residence 21'11" from the right-of-way of Nebraska Street and 11'10" from the rear property line. The property is located on the north side of Nebraska Street and 36 feet west of County Road 750 West in Seward Township. (7272 W Nebraska St)

Case No. Var – 2024-203 – R Carolyn West - Petition for a Variance which would permit the placement of a new porch and stairs 12'8" from the right-of-way of Church Street. The property is located on the south side of Church Street and 0 feet southeast of Wallace Street in Plain Township. (121 W Church St)

Case No. Var – 2024-204 – Willard Watkins - Petition for a Variance which would permit to be allowed to rebuild and elevate an existing deck 20 feet from the water's edge. The property is located on the west side of EMS W17A Lane and 200 feet north of EMS W17 Lane in Tippecanoe Township. (17 EMS W17A Ln)

Case No. Var – 2024-205 – Bethany Madding - Petition for a Variance which would permit allowing a 6 foot tall privacy fence to remain in the street yard and allow a split rail fence placed by previous owner 0 feet from the right-of-way of the road. The property is located on the north side of Bluebird Lane and 0 feet west of Meadowlark in Wayne Township. (1402 Bluebird Dr)

Case No. Var – 2024-207 – Thaddeus Murphy - Petition for a Variance which would permit the construction of a deck 10 feet from the right-of-way of the road and 6.5 feet from the west property line. The property is located on the north side of EMS B42E Lane and 581 feet southeast of EMS B42 Lane in Tippecanoe Township. (93 EMS B42E Ln)

Case No. Var – 2024-208 – Sarah Ann Morgan - Petition for a Variance which would permit the construction of a residence addition (covered stoop) 14'10" from the water's edge of the channel and a new roof on the lakeside porch increasing cubic content 16'6" from the west water's edge. The property is located on the west side of Cedar Point Low Road and 117 feet south of Crow Road in Turkey Creek Township. (11465 N Cedar Point Low Rd)

Case No. Ex – 2024-128 – Young Mens Christian Association of Muncie - Petition for an Exception for the purpose of the change & alteration of a granted Exception to allow for future additions to the Master Plan, a new dining hall and program village in a Public Use District. The property is located on the south side of EMS T2 Lane and 1135 feet west of County Road 675 East in Tippecanoe Township. (165 EMS T2 Ln)

Case No. Var – 2024-210 – Jack Volkers - Petition for a Variance which would permit allowing decks to remain as constructed 40 feet from the right-of-way of County Road 100 South. The property is located on the south side of County Road 100 South and 1500 feet east of County Road 450 East in Washington Township. (4773 E 100 S)

Case No. Var – 2024-211 – James Auer - Petition for a Variance which would permit the construction of a residence addition 6 feet from the east property line. The property is located on the south side of Nelson Drive and 1700 feet northeast of Kilmer Drive in Van Buren Township. (305 E Nelson Dr)

Case No. Var – 2024-212 – Philip Bowers - Petition for a Variance which would permit the construction of a residence addition 17 feet from the north access and 24.1 feet from the east access. The property is located on the west side of EMS T48B Lane and 122 feet west of EMS T48 Lane in Tippecanoe Township. (75 EMS T48B Ln)

Case No. Var – 2024-213 – Alicia Hashbrook - Petition for a Variance which would permit the construction of a residence 16 feet from the right-of-way of the road and 8 feet from the water's edge. The property is located on the west side of Sunrise Drive and 140 feet east of Debra Drive in Turkey Creek Township.

Case No. Var – 2024-216 – Daniel Wynn - Petition for a Variance which would permit allowing the modification of existing deck by extending upper level deck (3x44 with benches on lakeside, 19 feet from the water's edge & 0 feet from the east sideline. Raise the existing 9x30 deck 8.25", 0 feet from the east sideline and 10 feet from the water's edge. The construction of a 7'6"x27'1" residence addition (lower level) 26'7" from the water's edge. The property is located on the south side of EMS D7A Lane and 50 feet west of EMS D8 Lane in Van Buren Township. (13 EMS D7A Ln)

The regular meeting of the Kosciusko County Board of Zoning Appeals will be Tuesday October 8, 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. 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)

Continuance of 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. Var – 2024-199 – Daniel Rowe - Petition for a Variance which would permit allowing a residence addition (deck) to remain as placed 4 feet from the right-of-way of the road, 4 feet from the right side property line, 2 feet from the left side property line and 21 feet from the water’s edge. The property is located on the south side of EMS W14B Lane and 80 feet southwest of EMS W14C Lane in Tippecanoe Township. (49 EMS W14B Ln)

Case No. Var – 2024-200 – LK Investments - Petition for a Variance which would permit to be allowed to have a duplex on an undersized tract of ground. The property is located on the north side of Circle Drive South and 0 feet south of Circle Drive North in Turkey Creek Township. (8982 E Circle Dr S)

Case No. Ex – 2024-125 – Kiely Culberson - Petition for an Exception for the purpose of the change & alteration of a non-conforming use by allowing additions to a seasonal mobile home park, not meeting minimum required setbacks in a Residential District. The property is located on the north side of Fourth Street and 146 feet east of Main Street in Tippecanoe Township. (103 E Fourth St)

Case No. Ex – 2024-127 – Myron Borntreger - Petition for an Exception for the purpose of allowing an oversized accessory building to remain (1680 sq.ft.) when Ordinance allows 1200 sq.ft. in a Residential District. The property is located on the north side of Northshore Drive and 160 feet east of Shore Lane in Turkey Creek Township. (834 E Northshore Dr)

Case No. Ex – 2024-129 – Michael Wilson - Petition for an Exception for the purpose of being allowed to have chickens (12 maximum) No Roosters in a Residential District. The property is located on the north side of County Road 250 South and 420 feet south of County Road 225 South in Wayne Township. (2380 E 250 S)

Case No. Ex – 2024-130 – Sun Group - Petition for an Exception for the purpose of allowing a change & alteration to a previously granted Exception (Ex-2022-16) by allowing units to be replaced along the west side at 5 feet from the property line where the previous hearing required 10 feet, to allow units to be replaced at 7.5 feet from the east right-of-way/property line, to allow units south of the northwest corner of lot 1 in White Harbor Subdivision to be within 5 feet of the side property line, allow a 6 foot tall fence along the western property line to within 20 feet of the water’s edge where it will drop to 3 feet, to construct shed enclosures over all 3 existing wells and pumps, to construct an addition to the existing well house between lots 13 and 14 to both the east and west side of the structure and to be allowed to construct an

open air pavilion 20 feet from the water's edge, all as indicated on the file site plan in a Residential District. The property is located on the south side of Barbee Road and 0 feet west of EMS B51 Lane in Tippecanoe Township. (1 EMS B52 Ln)

Case No. Var – 2024-209 – Gerald McGowen - Petition for a Variance which would permit being allowed to reconstruct a residence & add 2 additions 1.66 feet from the side property line. The property is located on the west side of County Road 450 East and 0 feet east of EMS T19 Lane in Tippecanoe Township. (5845 N 450 E)

Case No. Var – 2024-214 – Jones Estates Suburban Acres - Petition for a Variance which would permit allowing the mobile homes that are in violation to remain as placed, the closest one being 5.8 feet from the Interior Road and allow a blanket for future replacement homes to be located closer to the Interior Road than allowed by Ordinance. The property is located on the west side of County Road 175 East and 0 feet north of County Road 175 East in Plain Township. (3699 N 175 E)

Case No. Var – 2024-215 – Phillip Harshman - Petition for a Variance which would permit allowing a residence to remain as placed 5 feet from the westerly line, 7 feet from the easterly line and 33.83 feet from the right-of-way of the road. The property is located on the south side of Camabraw Park Lane and 1382 feet northwest of County Road 750 West in Seward Township. (7735 W Camabraw Park Ln)

Other Business:

Directors Comments:

The minutes of the September 9 & 10, 2024 regular meeting are enclosed for your review.

Sincerely,

Matthew Sandy
Director

At
Enclosure