

October 18, 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 Friday November 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 – 2024-197 – Andi Marschand – Petition for a Variance which would permit allowing an outdoor bar to remain at 32” from an adjacent unit when minimum setback is 12.5’ 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 – 2024-217 – Vanessa Yentes - Petition for a Variance which would permit allowing a deck to remain as reconstructed 7.4 feet from the right-of-way of the road. The property is located on the south side of Shutt Avenue and 0 feet west of Pleasant Street in Lake Township. (408 W Shutt)

Case No. Var – 2024-220 – Seneca Martin - Petition for a Variance which would permit the construction of an inground swimming pool 5 feet from the rear property line. The property is located on the west side of Venetian Way and 160 feet south of Tiny Tim Lane in Turkey Creek Township. (11599 N Venetian Way) **DROPPED**

Case No. Var – 2024-222 – Keith Harris - Petition for a Variance which would permit allowing units to be located 15.4’ to adjacent units (between 1 & 2 & 2 & 3) in a non-conforming mobile home park. The property is located on the east side of High Street and 235 feet north of Wells Street in Lake Township. (310 N High St)

Case No. Ex – 2024-132 – JT’s Lakeside Campground – Petition for an Exception for the purpose of allowing 32 transient sites within an existing campground in a Residential District. The property is located on the north side of McKenna Road and 175 feet west of County Road 650 East in Tippecanoe Township. (6402 E McKenna Rd)

Case No. Ex – 2024-133 – Michelle Worley - Petition for an Exception for the purpose of the alteration of a non-conforming use (4 residences) by allowing a solar array to remain on the tract of ground. The property is located on the east side of Allen Lane and 260 feet west of Runkle Drive in Plain Township. (4184 N Allen Ln)

Case No. Var – 2024-223 – Stephen Rogers - Petition for a Variance which would permit the construction of a residence addition 34 feet from the right-of-way of Sycamore Drive and 30’6” from the right-of-way of Redwood Road. The property is located on the south side of Sycamore Drive and 0 feet west of Redwood Road in Wayne Township. (343 E Sycamore Dr)

Case No. Ex – 2024-134 – Dan Signore - Petition for an Exception for the purpose of the change & alteration of a non-conforming use (16091E & 08055E) by allowing the construction of a 36 x 40 storage area in a Residential District. The property is located on the east side of Barbee Road and 0 feet southeast of EMS B70 Lane in Tippecanoe Township. (3620 N Barbee Rd)

Case No. Var – 2024-229 – Metzging Family - Petition for a Variance which would permit the construction of a new residence 25 feet from the east water’s edge. The property is located on the east side of Highland View Drive and 235 feet north of North Road in Turkey Creek Township. (8328 E Highland View Dr)

Case No. Ex – 2024-138 – McAllister Machinery - Petition for an Exception for the purpose of being allowed to modify granted Exceptions (0097E, 13072E, 19009E, Ex-2024-14) by allowing more unscreened area of storage, screening, display than allowed (2.9.1). Ordinance permits 20% open storage that is screened with half of the area unscreened for display of saleable goods in a Commercial District. The property is located on the east side of State Road 15 and 1905 feet north of Levi Lee Road in Plain Township. (4760 N SR 15)

Case No. Var – 2024-230 – Randall Cripe - Petition for a Variance which would permit allowing a 4 x 8 (32 sq.ft.) deck to remain as constructed 19 feet from the water’s edge. The property is located on the east side of EMS B40E Lane and 97 feet south of EMS B40 Lane in Tippecanoe Township. (14EMS B40E Ln)

Case No. Ex – 2024-139 – Teresa Schroer - Petition for an Exception for the purpose of allowing a 30 x 30 (900 sq.ft.) carport to remain as constructed where maximum size allowed is 720 sq.ft. in a Residential District. The property is located on the south side of Northshore Drive and 418 feet east of Shore Lane in Turkey Creek Township. (843 E Northshore Dr)

Case No. Var – 2024-233 – Jay Heckaman - Petition for a Variance which would permit allowing a shed to remain as constructed 19 feet from the water’s edge. The property is located on the south side of EMS B48 Lane and 300 feet northwest of EMS B48A Lane in Tippecanoe Township. (77 EMS B48 Ln)

Case No. Var – 2024-236 – Daniel Walsh - Petition for a Variance which would permit the construction of a residence addition 15 feet from the right-of-way of the road. The property is located on the east side of Pleasant Trace and 70 feet north of Hatchery Road in Turkey Creek Township. (9760 N Pleasant Trace)

Case No. Ex – 2024-140 – Paul John Nadolski - Petition for an Exception for the purpose of allowing a Home Based Business (Tree Service with up to 10 employees – 5 non-family). Tract will be combined with house to west if granted in an Agricultural District. The property is located on the north side of State Road 13 and 235 feet east of County Road 600 East in Monroe Township. (4939 S SR 13)

Case No. Var – 2024-237 – Paul John Nadolski - Petition for a Variance which would permit allowing up to 10 employees at home based business (5 non-family), add a 60 x 40 lean-to for equipment parking, allow outside trailer parking, store wood chips outside for composting, allow logs to be split and packaged for retail sale, all sales offsite and allow outside storage container. The property is located on the north side of State Road 13 and 235 feet east of County Road 600 East in Monroe Township. (4939 S SR 13)

Case No. Ex – 2024-142 – Washington Town - Petition for an Exception for the purpose of allowing a residence accessory (garage) to remain on a tract of ground without a principal structure in a Residential District. The property is located on the east side of First Street and 148.5 feet west of Washington Street in Washington Township. (303 S First St)

9:30 A.M.

Case No. Var – 2024-239 – Jon Loudy - Petition for a Variance which would permit the construction of a residence accessory (carport type) 7.5 feet from the south property line. The property is located on the west side of County Road 1000 East and 641 feet south of County Road 250 North in Tippecanoe Township. (2261 N 1000 E)

Case No. Var – 2024-240 – Vicent Rosanova - Petition for a Variance which would permit allowing a 2nd residence on a lot when Ordinance allows only 1 primary structure. The property is located on the east side of Ogden Drive and 256 feet east of Ogden Point Road in Turkey Creek Township. (11720 N Ogden Dr)

Case No. Var – 2024-241 – Joseph Chapman - Petition for a Variance which would permit the construction of a new residence 15 feet from the right-of-way of the road and 5 feet from the side property lines (7.5' required). The property is located on the west side of EMS C27C1 Lane and 200 feet southeast of EMS C27C Lane in Plain Township.

Case No. Var – 2024-242 – Eric Gould - Petition for a Variance which would permit the placement of a carport 17 feet from the right-of-way of the road. The property is located on the northwest side of Grimme Lane and 169 feet south of County Road 850 South in Seward Township. (6558 W Grimme Ln)

Case No. Ex – 2024-144 – Nancy Warrick - Petition for an Exception for the purpose of the change & alteration to a non-conforming Seasonal Mobile Home Park by allowing the parcel to be split into two parcels in an Agricultural District. The property is located on the south side of Defreeze Road and 2600 feet east of County Road 300 East in Van Buren Township.

Case No. Var – 2024-243 – Timothy Farmwald - Petition for a Variance which would permit allowing a shed with additions (lean-to's – open & enclosed) to remain 37 feet from the right-of-way of the road. The property is located on the north side of County Road 1000 North and 615 feet west of County Road 450 East in Turkey Creek Township. (4246 E 1000 N)

Case No. Var – 2024-247 – Peter Vokovich - Petition for a Variance which would permit the reconstruction of a residence 23 feet from the east channel and 30 feet from the west channel on a tract accessed by a 20 foot easement when ordinance requires a 50 foot access. The property is located on the south side of Elm Grove Drive and 106 feet southeast of Sunset Lane in Turkey Creek Township. (11739 N Elm Grove Dr)

Case No. Ex – 2024-145 – Judith Dusman - Petition for an Exception for the purpose of allowing an oversized accessory building (956 sq.ft.) to remain as constructed where Ordinance allows 720 sq.ft. and Ex – 2021-36 granted 864 sq.ft. Tracts of ground are to be combined by deed in a Residential District. The property is located on the west side of Bayshore drive and 1183 feet north of Hatchery Road in Turkey Creek Township.

Case No. Var – 2024-250 – Judith Dusman - Petition for a Variance which would permit allow an A/C compressor to remain as placed 6.9 feet from the north property line (Var-2021-59 granted at 7'2"). The property is located on the west side of Bayshore Drive and 1183 feet north of Hatchery Road in Turkey Creek Township.

Case No. Ex – 2024-147 – Rachelle Norman - Petition for an Exception for the purpose of allowing Agricultural Animals (goats) in a Residential District. The property is located on the north side of High Street and 708 feet east of Walnut Street in Etna Township. (305 E High St)

The regular meeting of the Kosciusko County Board of Zoning Appeals will be Tuesday November 12, 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 24 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)

Continuance of 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)

Continuance of 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)

Case No. Var – 2024-221 – Jacy Hoeppe - Petition for a Variance which would permit the construction of a 2nd residence (guesthouse) on the lot. The property is located on the east side of County Road 450 East and 392 feet south of Ems T20 Lane in Tippecanoe Township. (5996 N 450 E)

Case No. Var – 2024-226 – Jacy Hoeppe - Petition for a Variance which would permit the construction of a 2nd residence (guesthouse) 15 feet from the right-of-way of the road. The property is located on the east side of County Road 450 East and 392 feet south of Ems T20 Lane in Tippecanoe Township. (5996 N 450 E)

Case No. Var – 2024-218 – Judith Routh - Petition for a Variance which would permit the reconstruction of an attached garage damaged by fire, 1 foot from an access easement and 15 feet from the westerly right-of-way. The property is located on the north side of EMS W31A Lane and 0 feet northeast of County Road 825 East in Tippecanoe Township. (4 EMS W31A Ln)

Case No. Ex – 2024-131 – Clarence Boring - Petition for an Exception for the purpose of the change & alteration of granted Exception (2022-41, 90117E) by allowing the tract to remain as split, with a new home in existing ag building (ILP 2022-795) for the Home Based Business in an Agricultural District. The property is located on the east side of County Road 600 West and 825 feet south of County Road 1150 South in Seward Township.

Case No. Var – 2024-224 – Norman Yoder - Petition for a Variance which would permit the construction of a residence addition 3 feet from the south property line. The property is located on the west side of EMS C7 Lane and 0 feet west of Chapman Lake Drive in Plain Township. (20 EMS C7 Ln)

Case No. Var – 2024-225 – Greg Church - Petition for a Variance which would permit allowing a residence accessory addition 0.5 feet from the north property line to the guttering. The property is located on the east side of EMS C19C Lane and 0 feet northeast of EMS C19B Lane in Plain Township. (26 EMS C19C Ln)

Case No. Var – 2024-227 – Bill Rensberger - Petition for a Variance which would permit allowing a subdivision to be created with a lot being accessed by a 31 foot easement, when the Zoning Ordinance requires 50 feet of road frontage. The property is located on the north side of County Road 650 North and 0 feet northwest of Midlake Drive in Tippecanoe Township. (7232 E 650 N)

Case No. Ex – 2024-135 – Ashlee Ryman - Petition for an Exception for the purpose of allowing a parking lot for the business located at 502 First Street to be established and to allow the residence at 205 Grant Street to remain in a Residential District. The property is located on the east side of Indiana Street and 0 feet northeast of Wayne Street in Washington Township.

Case No. Ex – 2024-136 – Ashlee Ryman - Petition for an Exception for the purpose of allowing a parking lot for the business located at 502 First Street to be established in a Residential District. The property is located on the east side of Grant Street and 0 feet southeast of Wayne Street in Washington Township.

Case No. Var – 2024- 228 – Megawatt - Petition for a Variance which would permit allowing two (2) uses on a single parcel (utility substation & computer data center). The property is located on the south side of US 30 and 160 feet north of Washington Road in Washington Township. (5735 E US 30)

Case No. Ex – 2024-137 – South West Fix - Petition for an Exception for the purpose of allowing Agricultural Equipment Service in an Agricultural District. The property is located on the south side of County Road 100 South and 2000 feet west of County Road 550 West in Harrison Township. (5985 W 100 S)

Case No. Var – 2024-231 – Tim Shepherd - Petition for a Variance which would permit allowing a side window awning 6’6” from the side property line, overhangs 8’6” from the south side property line, porch overhangs 8’6” from the side property line, stairway 4 feet from the north side property line, covered porch 5 feet and window awning 6’6” from the north side property line. The property is located on the east side of EMS T49 Lane and 1000 feet north of EMS T49A Lane in Tippecanoe Township. (142 EMS T49 Ln)

Case No. Var -2024-234 – William Schmalz - Petition for a Variance which would permit the construction of a residence addition & overhang 4 feet from the right-of-way of the road & 2’9” from the southeast property line and open decking 4 feet from the side property line and a 2nd story open deck 2’5” from the side property line. The property is located on the north side of Southshore Drive and 0 feet south of Lake Wawasee in Turkey Creek Township. (10820 N Southshore Dr)

10:00 A.M.

Case No. Var – 2024-235 – Chubb Griffin - Petition for a Variance which would permit the placement of a generator 2 feet from the south property line. The property is located on the west side of Crowdale Drive and 106 north of Crow Road in Turkey Creek Township. (11541 N Crowdale Dr)

Case No. Var – 2024-238 – Shane Campbell - Petition for a Variance which would permit the construction of a storage building 1.39 feet from the side property line and 10 feet from the water’s edge. The property is located on the west side of EMS T2A Lane and 0 feet east of James Lake in Tippecanoe Township. (57 EMS T2A Ln)

Case No. Ex – 2024-141 – Tammy Kehler - Petition for an Exception for the purpose of the change & alteration of a non-conforming use by allowing the placement of lot 34 to remain changing the location of the lot and allow an existing residential addition (lot 89) overhang to remain as constructed 0.91 feet to adjacent unit and (lot 26B) residence addition not per ILP-2021-1140 to remain as constructed 6.5 feet from adjacent unit in an Agricultural District. The property is located on the west side of Ems C23 Lane and 0 feet south of EMS C22 Lane in Plain Township. (74 EMS C23 Ln)

Case No. Var – 2024-245 – Sheila McDonald - Petition for a Variance which would permit allowing existing parcel to be divided into a 50’ wide parcel with existing residence and a second parcel 40’ for sale. The property is located on the west side of Eastshore Drive and 620 feet north of Cornelius Road in Turkey Creek Township. (12967 N Eastshore Dr)

Case No. Var – 2024-246 – Sheila McDonald - Petition for a Variance which would permit being allowed to have a 5 foot setback on a newly created lot which requires 10 feet. The property is located on the west side of Eastshore Drive and 620 feet north of Cornelius Road in Turkey Creek Township. (12967 N Eastshore Dr)

Case No. Var – 2024-248 – John Stukenborg - Petition for a Variance which would permit the construction of a residence 10 feet from the right-of-way of the road and 4.1 feet from the side property line. The property is located on the north side of Koher Road South and 537 feet west of Nordman Drive in Turkey Creek Township. (8772 E Koher Rd S)

Case No. Var – 2024-249 – Ryan Stuckman - Petition for a Variance which would permit allowing a residence to be placed 25 feet from the north right-of-way, 20 feet from the west right-of-way and 5 feet from the east property line. The property is located on the east side of Blacks Court North and 0 feet south of Blacks Court North in Tippecanoe Township. (7265 E Blacks N)

Case No. Ex – 2024-246 – Brad & Cynthia Quinn - Petition for an Exception for the purpose of allowing Multi-Family (4 units) in a Residential District. All lots will be combined into a single parcel in a Residential District. The property is located on the north side of Kings Drive and 0 feet south of Pickwick Road in Turkey Creek Township. (12366 N Kings Dr)

Case No. Var – 2024-251 – Brad & Cynthia Quinn - Petition for a Variance which would permit allowing 3 parking spaces per unit in a multi-family dwelling. Each building contains 4 garage spaces on the first floor. One additional space will be located roadside of each unit. The property is located on the north side of Kings Drive and 0 feet south of Pickwick Road in Turkey Creek Township. (12366 N Kings Dr)

Other Business:

Directors Comments:

The minutes of the October 7 & 8, 2024 regular meeting are enclosed for your review.

Sincerely,

Matthew Sandy
Director

At
Enclosure

