



March 11, 2025 12:00 P.M. Commissioners Room

Kosciusko County Board of Zoning Appeals

A G E N D A

**Continuance of Case No. Var – 2025-12 – Robert Olson** - Petition for a Variance which would permit the construction of an 864 square foot detached garage 20 feet from the right-of-way of the road and 25 feet from the water's edge. The property is located on the southeast side of EMS W32 Lane and 0 feet east of Dixie Drive in Tippecanoe Township. (11 EMS W32 Ln)

**DROPPED**

**Continuance of Case No. Ex – 2025-9 – LRM Rentals** – Petition for an Exception for the purpose of allowing 3 uses to be permitted on the property (Processing, Read Mix Concrete & Motorized Vehicle Service & Repair) and to allow as is with screening/landscaping for buffering in an Industrial 3 District. The property is located on the south side of Main Street and 531 feet east of Prairie Street in Harrison Township. (510 E Main St)

**Case No. Ex – 2025-13 – Dan Ransbottom** - Petition for an Exception for the purpose of allowing Commercial Recreation (Antique Tractor Shows) in an Agricultural District. The property is located on the east side of County Farm Road and 0 feet north of County Road 700 South in Clay Township.

**Case No. Ex – 2025-16 – Wacky 2 Premier** - Petition for an Exception for the purpose of allowing Storage Warehouse in an Agricultural District. The property is located on the south side of County Road 650 North and 0 feet east of EMS T52 Lane in Tippecanoe Township.

**Case No. Var – 2025-38 – Phillip Harshman** - Petition for a Variance which would permit allowing a new residence to remain as constructed 5 feet from the west property line, 6.6 feet from the east property line and 33.5 feet from the right-of-way of the road. The property is located on the south side of Camabraw Park Lane and 1381 feet northwest of County Road 750 West in Seward Township (7735 W Camabraw Park Ln)

**Case No. Var – 2025-43 – David Granger** - Petition for a Variance which would permit the construction of a new residence 5 feet from the right-of-way of the road and 5 feet from each sideline. The property is located on the south side of Northshore Drive and 0 feet north of Syracuse Lake in Turkey Creek Township. (1017 E Northshore Dr)

**Case No. Ex – 2025-17 – Andrew Stokely** - Petition for an Exception for the purpose of the construction of a residence contain 1271 sq.ft. of garage on the ground floor with living quarters on the 2<sup>nd</sup> floor (property will ultimately be combined with 11050 Ideal Beach Dr making it the 2<sup>nd</sup> residence on a single parcel if the combination occurs) in a Residential District. The property is located on the south side of Ideal Beach Drive and 0 feet north of State Road 13 in Turkey Creek Township.

**Case No. Var – 2025-45 – Andrew Stokely** - Petition for a Variance which would permit the construction of a residence containing 1271 sq.ft. of garage & storage on the ground floor with living quarters on the 2<sup>nd</sup> floor; 10 feet from the right-of-way of Ideal Beach Drive, 10 feet from the right-of-way of State Road 13 and 5 feet from the north sideline (property will ultimately be combined with 11050 Ideal beach Dr so this should also be considered a 2<sup>nd</sup> residence on a single parcel if that combination occurs). The property is located on the south side of Ideal Beach Drive and 0 feet north of State Road 13 in Turkey Creek Township.

**Case No. Var – 2025-46 – James Frank** - Petition for a Variance which would permit the construction of a 2<sup>nd</sup> story deck 12 feet from the water's edge. The property is located on the east side of EMS W25 Lane and 265 feet north of Backwater Road in Tippecanoe Township. (32 EMS W25 Ln)

**Case No. Var – 2025-48 – Doug Wise** - Petition for a Variance which would permit allowing a Homeowner to stay in camper while their new home is being constructed. The property is located on the north side of County Road 550 South and 0 feet west of County Road 300 East in Monroe Township. (2710 E 550 S)

**Case No. Ex – 2025-19 – Jayme Poulin** - Petition for an Exception for the purpose of allowing chickens in a Residential District. The property is located on the east side of State Road 19 and 479 feet north of County Road 1350 North in Jefferson Township. (13606 N SR 19)

**Case No. Var – 2025-53 – Jayme Poulin** - Petition for a Variance which would permit allowing a porch on the residence to remain 8 inches from the north property line. The property is located on the east side of State Road 19 and 479 feet north of County Road 1350 North in Jefferson Township. (13606 N SR 19)

**Case No. Ex – 2025-20 – Randy & Deborah Beck** - Petition for an Exception for the purpose of the construction of an oversized accessory building (26x28) where maximum allowed by Ordinance is 576 sq.ft. in a Residential District. The property is located on the south side of EMS T4 Lane and 385 feet west of County Road 675 East in Tippecanoe Township. (41 EMS T4 Ln)

**Case No. Var – 2025-54 – Randy & Deborah Beck** - Petition for a Variance which would permit the construction of a detached garage 10.5 feet from the right-of-way of the road. The property is located on the south side of EMS T4 Lane and 385 feet west of County Road 675 East in Tippecanoe Township. (41 EMS T4 Ln)

**Case No. Ex – 2025-23 – Greg Wyant** - Petition for an Exception for the purpose of the construction of a 2<sup>nd</sup> residence on a single parcel in a Residential District. The property is located on the north side of North Kitson Lane and 176 feet south of Cable Lane in Turkey Creek Township. (328 E North Kitson)

**Case No. Var – 2025-56 – Greg Wyant** - Petition for a Variance which would permit the construction of a 2<sup>nd</sup> residence 5 feet from the right-of-way of the road and 20 feet from the water’s edge. The property is located on the north side of North Kitson Lane and 176 feet south of Cable Lane in Turkey Creek Township. (328 E North Kitson)

**Case No. Var – 2025-59 – Michael Coe** - Petition for a Variance which would permit the construction of an open carport 3.2 feet from the side property line. The property is located on the south side of EMS T31 Lane and 265 feet east of County Road 300 East in Plain Township. (29 EMS T31 Ln)

**Case No. Ex – 2025-26 – Jason Fry** - Petition for an Exception for the purpose of the expansion of a granted Exception (2021-21 – construction equipment) by allowing an 80 x 80 accessory building for the business in an Agricultural District. The property is located on the north side of County Road 1350 North and 734 feet west of County Road 500 West in Jefferson Township. (5190 W 1350 N)

**Other Business:**

**Directors Comments:**