



April 10, 2025

To: Members of the Syracuse Board of Zoning Appeals

Subject: Regular Meeting. The regular meeting of the Syracuse Board of Zoning Appeals will be Thursday April 17, 2025 at 6:00 p.m. in the Syracuse Town Hall. The following items of business are on the agenda:

Case No. Var – 2025-88 – Korenstra Family Foundation – Petition for a Variance which would permit allowing the separation into two parcels per survey. The property is located on the east side o Harkless Drive and 290 feet north of Huntington Street in the Town of Syracuse. 1422 S Harkless Dr

Case No. Var – 2025-89 - Korenstra Family Foundation – Petition for a Variance which would permit the construction of two residences, one on each separated parcel and each 20 feet from the right-of-way, 20 feet from the water's edge and 5 feet from each sideline. The property is located on the east side o Harkless Drive and 290 feet north of Huntington Street in the Town of Syracuse. 1422 S Harkless Dr

Other Business:

Assistant Planner Comments:

The minutes from the March 20, 2025 regular meeting are enclosed for your review.

Sincerely,

Andy Heltzel
Assistant Planner

At
Enclosure

<p style="text-align: center;">Syracuse Board of Zoning Appeals April 2025 Staff Comments</p>

Case Var2025-88 – Korenstra Family Foundation – Allow the separation into two parcels per survey.

Staff Comments:

This parcel requires a hearing to be split because the original lot lines will be changed from the plat of Kitsons South Park.

Staff recommends approving the separation based on the following fact: the structures will be meeting minimum setback to the new common line.

Case Var2025-89 – Koresnstra Family Foundation – The construction of two residences, one on each separated parcel and each 20 feet from the right-of-way, 20 feet from the water's edge and 5' from each sideline.

These parcels have the opportunity to work from a blank slate and plan a residence based on a clear lot. The existing neighbor to the north has met a 23' setback to the water's edge (per provided property sketch) and several residences to the north appear to have met a 25' setback to the ROW. A reasonable compromise could be made with providing relief for the setback to the water's edge to allow the construction at 23' which is consistent with surrounding properties and deny the setback to the ROW as the minimum setback here is 25'.

Staff recommends approving the side setback at 5', approving the rear setback at 23', and denying the ROW setback of 20'.

TOWN OF SYRACUSE BOARD OF ZONING APPEALS MINUTES

Mar. 20, 2025

Regular meeting of the Syracuse Board of Zoning Appeals March 20th, 2025. The meeting was called to order by Matt Goodnight in the Syracuse Town Hall at 6:00 p.m. Those members present were Cox, Goodnight, and Ruthenbeck. Andy Heltzel with the Area Plan Commission was also present.

New Business

Case Var2025-52 – Leticia Howell

Leticia Howell presented the case.

Howell stated that the reason the daycare was being petitioned to be placed in this location is because of a grant opportunity she is being considered for with the State of Indiana. She will be required to obtain all necessary local and state permits before operation is started. She claimed that she operates three other daycares and that this particular location will have a maximum of 30 children.

Goodnight asked what the deadline was to be up and operating.

Howell stated that her operation deadline is April 30th.

Ruthenbeck asked if there would be an outdoor play area.

Howell stated that there will be an outdoor play area that is fenced in and tucked in a recessed area of the building. Howell stated that there is about 2000 sq.ft of space available for the children to be in on the first floor of the office and the second floor will be used for storage space.

Goodnight asked how many employees she would ideally have.

Howell stated it depends on the amount of children she has. She is required to have a certain amount of employees per each child.

Ruthenbeck asked for hours of operation.

Howell stated it would likely be open 5 am – 5 pm to accommodate the hours of the other businesses in the building.

Goodnight asked about employee parking.

Howell stated that employee parking would be available further down Front St.

Ruthenbeck asked about child pickup.

Howell stated that she is not sure where the pickup would be, but that she does not anticipate traffic to be a large concern as parents stagger their arrival time depending on their own schedule.

Goodnight asked Heltzel why the BZA needs to hear this case.

Heltzel explained that it is because there are multiple primary uses already on the tract.

Hearing opened to public comment. Letters of support were present, no one present in support or against.

Goodnight closed the meeting to public comment.

Goodnight stated that he was concerned about signage directing pickup and parking.

Howell stated that she has not had any concern with this at her other locations but is not opposed to it if issues arise.

Ruthenbeck asked if there will be a kitchen on site.

Howell states that there will not be any cooking on site, all food will be transported from another location.

Cox motioned to approve the petition as presented, Ruthenbeck second. Motion approved 3-0.

Case Ex2025-28 – David Ganger

David Ganger presented the case.

Ganger stated that he owns the property and wants to build a pole structure for personal storage on site. He further stated that it will not be used for anything related to Higgin's Powersports.

Goodnight asked about a previous hearing for an addition to the existing building in 2023 and why it was not built.

Ganger said he decided against it for multiple reasons.

Heltzel stated that the location of the new building is better regarding floodplain concerns.

Ruthenbeck asked for the height of the building.

Ganger stated that he does not want it to be significantly taller than surrounding buildings.

Heltzel asked if there would be any outside storage.

Ganger stated there would not be.

Cox commented on how the site is cleaner and more organized than their last hearing in 2023.

Goodnight asked on the timeframe for the build.

Ganger stated he hoped to start as soon as he obtains all necessary permits and secures a contractor.

Goodnight asked about drainage on site.

Heltzel stated that all local requirements will need to be followed.

Meeting opened for public comment, no one present.

Cox motions to approve as presented. Ruthenbeck second. Motion approved 3-0.

Other Business:

Ruthenbeck motioned to approve the minutes from the Feb. 2025 hearing. Cox second. Motion approved 3-0.