

November 17, 2023

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 December 11, 2023 at 8:30 a.m. in the Multi-Purpose Room in the basement of the Justice Building. The following items of business are on the agenda:

Continuance of Case No. Ex – 2023-109 – Steve Reust – Petition for an Exception for the purpose of the construction of a 30 x 100 oversized accessory building (max allowed 864 sq.ft.) on a lot without a principal structure in a Residential District. The property is located on the west side of South Barbee Drive and 0 feet west of EMS B27 Lane in Tippecanoe Township.

Continuance of Case No. Var- 2023-216 – Steve Reust – Petition for a Variance which would permit the construction of a residential accessory building 7 feet from the south property line where ordinance requires 25 feet. The property is located on the west side of South Barbee Drive and 0 feet west of EMS B27 Lane in Tippecanoe Township.

Continuance of Case No. Var – 2023-252 – Randy Warren – Petition for a Variance which would permit the construction of a residence addition 5.6 feet from the west property line and 25 feet from the right-of-way of the road. The property is located on the north side of Elmwood Street and 65 feet west of South Hill Drive in Seward Township. (4056 W Elmwood St)

Case No. Var – 2023-269 – Sherman Leamon - Petition for a Variance which would permit allowing a 6 foot fence in the front yard to remain as placed (3 feet required by ordinance). The property is located on the south side of Yoland Road and 0 feet west of East Wawasee Drive in Turkey Creek Township. (8947 E Yoland Rd)

Case No. Var – 2023-271 – Kerry McAtee - Petition for a Variance which would permit the construction of a residence addition (attached garage) 20 feet from the road right-of-way. The property is located on the north side of Forest Glen Avenue and 651 feet southeast of Stanton Road in Tippecanoe Township. (4190 E Forest Glen Ave)

Case No. Var – 2023-274 – Reece Morris - Petition for a Variance which would permit allowing the residence to be raised 4 feet, remove and construct new basement. Add a wrap around porch 2.7 feet from the west property line and 9.5 feet from the right-of-way of the road. The property is located on the north side of Section Street and 0 feet north of Railroad Street in Clay Township. (204 W Section St)

Case No. Ex – 2023-136 – Wakewise Marine - Petition for an Exception for the purpose of Allowing Inside and Outside Boat and Lift Storage in an Industrial II District. The property is located on the south side of Mary Lafern Street and 304 feet west of State Road 13 in Tippecanoe Township. (750 s Mary Lafern St)

Case No. Var – 2023-279 - Wakewise Marine - Petition for a Variance which would permit allowing Outside, Unscreened Storage in an Industrial II District. The property is located on the south side of Mary Lafern Street and 304 feet west of State Road 13 in Tippecanoe Township. (750 s Mary Lafern St)

Case No. Ex – 2023-139 – Jeffrey Slone - Petition for an Exception for the purpose of the construction of a 48 x 30 – 1440 sq.ft. accessory building (30x40 maximum size allowed) in a Residential District. The property is located on the south side of Camden Drive and 300 feet west of Kelly Lane in Wayne Township. (2095 E Camden)

Case No. Var – 2023-282 – Jeffrey Slone - Petition for a Variance which would permit the construction of a 48 x 30 oversized accessory building 25 feet from the right-of-way of the road and 7 feet from the side property line. The property is located on the south side of Camden Drive and 300 feet west of Kelly Lane in Wayne Township. (2095 E Camden)

Case No. Ex – 2023-140 – Masyn Derf - Petition for an Exception for the purpose of allowing a Home Based Business to remain (Auto Repair/Upgrade Service) in an Agricultural District. The property is located on the north side of County Road 1000 North and 1000 feet east of Price Road in Clay Township. (669 W 600 S)

Case No. Var – 2023-283 - Mamaroan Lakehouse - Petition for a Variance which would permit the construction of a new residence 5.25 feet from the northeast sideline, 21.79 feet from the right-of-way of EMS T24 Lane and the A/C condensers & generator 3 feet from the northeast sideline and the construction of a new garage 5.97 feet from the right-of-way of EMS T24 Lane and 24.70 feet from the right-of-way of Forest Glen Avenue in Plain Township. (30 EMS T24 Ln)

Case No. Ex – 2023-141 – Lynford Slabaugh - Petition for an Exception for the purpose of the alteration of a granted Exception (2023-111) by allowing the construction of a 50 x 80 addition for the business in an Agricultural District. The property is located on the west side of County Road 800 West and 0 feet south of County Road 400 North in Etna Township. (3975 N 800 W)

Case No. Ex – 2023-142 – Rhonda & Donald Gilleland - Petition for an Exception for the purpose of allowing a Home Based Business (Dog Kennel) in an Agricultural District. The property is located on the south side of County Road 900 South and 0 feet east of County Road 450 East in Jackson Township. (4513 E 900 S)

Case No. Ex – 2023-143 – Barbara Parker - Petition for an Exception for the purpose of being allowed to convert an old wood shop into overflow guest house in a Residential District. The property is located on the south side of County Road 1300 North and 0 feet southwest of Camelot Drive in Van Buren Township. (12971 N Camelot Dr)

Case No. Var – 2023-284 – Solomon & Michelle Meyer - Petition for a Variance which would permit allowing a 2nd residence on a tract of ground for overflow family and care of an elderly parent. The property is located on the east side of Packerton Road and 704 feet south of County Road 400 South in Monroe Township. (4160 S Packerton Rd)

The regular meeting of the Kosciusko County Board of Zoning Appeals will be Tuesday December 12, 2023 at 9:00 a.m. in the Multi-Purpose Room in the basement of the Justice Building. The following items of business are on the agenda:

Continuance of Case No. Var – 2023-244 – Tange Thompson - Petition for a Variance which would permit the construction/reconstruction of the garage, carport and a portion of the residence 1.5 feet from the right-of-way of the road and 3.5 feet from the west property line. The property is located on the north side of EMS c17 Lane and 23 feet northeast of EMS C17A Lane in Plain Township. (66 EMS C17 Ln)

Continuance of Case No. Var – 2023-245 – Edward Cleveland - Petition for a Variance which would permit the construction of an addition to a boathouse/garage 1 foot from the north road right-of-way. The property is located on the south side of Highland View Drive and 130 feet east of Elmwood in Turkey Creek Township.

Case No. Var – 2023-268 – Thomas Lahmon - Petition for a Variance which would permit allowing a shed to remain as placed 4.6 feet from the south property line and 10 feet from the right-of-way of the road. The property is located on the southeast side of EMS B38 Lane and 1310 feet northwest of County Road 450 North in Tippecanoe Township. (280 EMS B38 Ln)

Case No. Ex – 2023-133 – Ruch Rentals #4 - Petition for an Exception for the purpose of allowing the placement of 2 shipping containers (8x50) for the purpose of warehousing maintenance equipment in an Agricultural District. The property is located on the south side of County Road 550 South and 617 feet east of Country Club Road in Clay Township. (1533 E 550 S)

Case No. Var – 2023-273 – Ruch Rentals #4 - Petition for a Variance which would permit allowing Commercial Warehousing on a tract with a residence (rental) for the rental business. The property is located on the south side of County Road 550 South and 617 feet east of Country Club Road in Clay Township. (1533 E 550 S)

Case No. Ex – 2023-134 – Kierpaul Family - Petition for an Exception for the purpose of allowing a Storage Warehouse in an Agricultural District. The property is located on the north side of County Road 200 North and 0 feet east of County Road 875 West in Etna Township. (8642 W 200 N)

Case No. Var – 2023-275 – Kristian Eicher - Petition for a Variance which would permit the placement of a carport 0 feet from the west property line. The property is located on the north side of Main Street and 0 feet west of Prairie Street in Prairie Township. (221 E Main St)

Case No. Ex – 2023-135 – Tim & Amy Goon - Petition for an Exception for the purpose of the construction of a 1920 square foot accessory building (1200 sq.ft. allowed) in a Residential District. The property is located on the south side of Chapman Lake Drive and 462 feet west of County Road 325 East in Plain Township. (1630 Chapman Lake Dr.)

Case No. Var – 2023-276 – Tim & Amy Goon - Petition for a Variance which would permit the construction of an accessory building 1'4" from the east property line and 2 feet from the south property line. The property is located on the south side of Chapman Lake Drive and 462 feet west of County Road 325 East in Plain Township. (1630 Chapman Lake Dr.)

Case No. Var – 2023-277 – Janeen McKenzie - Petition for a Variance which would permit the construction of a residence addition (4x24 open porch) 18'7" from the water's edge. The property is located on the east side of Strohs Drive and 139 feet south of Walnut Drive in Turkey Creek Township (11814 N Strohs Dr)

Case No. Var – 2023-278 – Steve Smith - Petition for a Variance which would permit the construction of a residence addition (open porch) 1.4 feet from the west property line, 4" from the platted road right-of-way and 15 feet from the water's edge. The property is located on the north side of EMS B11 Lane and 771 feet west of State Road 13 in Tippecanoe Township. (84 Ems B11 Ln)

Case No. Ex – 2023-137 – Brian Burkholder - Petition for an Exception for the purpose of allowing living quarters (overflow family & youth group sleepovers) to remain in existing accessory building in an Agricultural District. The property is located on the south side of County Road 1150 North and 435 feet east of County Road 650 West in Jefferson Township (6363 W 1150 N)

Case No. Var – 2023-280 – Elizabeth McSoley - Petition for a Variance which would permit the reconstruction of a garage 0.9 feet from the southeast sideline and 23.6 feet from the right-of-way of the road. The property is located on the east side of Trusdell Avenue and 0 feet west of Lake Wawasee in Turkey Creek Township. (6272 E Trusdell Ave)

Case No. Var – 2023-281 – Jeana Potulney - Petition for a Variance which would permit the construction of a 2nd story & residence additions with a window awning 12.4 feet from the water's edge & door awning 24.7 feet to the right-of-way of the road. The property is located on the north side of Ems W23 Lane and 477 feet south of Backwater Road in Tippecanoe Township. (64 EMS W23 Ln)

Case No. Ex – 2023-138 – Cary Groninger - Petition for an Exception for the purpose of allowing a Home Based Business (Mineral Extraction) in an Agricultural District. The property is located on the north side of Shilling Road and 0 feet east of County Road 600 West in Harrison Township. (6005 W Shilling Rd)

Other Business:

Directors Comments:

The minutes of the November 13 & 14, 2023 regular meeting are enclosed for your review.

Sincerely,

Matthew Sandy
Director

At
Enclosure