

March 17, 2025

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 April 7, 2025 at 8:30 a.m. in the Commissioners Room on the 3<sup>rd</sup> floor of the Courthouse. The following items of business are on the agenda:

**Continuance of Case No. Var – 2025-58 – Yes Merrywood** – Petition for a Variance which would permit allowing a blanket variance for lots 1-9 where lot 8 is the closest to the south right-of-way and the deck on lot 40 is 5 feet to the Interior Road. The property is located on the north side of Wooster Road and 0 feet west of County Road 325 East in Wayne Township. (3104 E Wooster Rd)

**Case No. Var – 2025-62 – Charles Enyeart** - Petition for a Variance which would permit the construction of residence additions 11 feet from the west right-of-way, 18 feet from the north right-of-way and 4 feet from the east property line. The property is located on the south side of Swick Road and 0 feet east of Field Lane in Seward Township. (7617 W Swick Rd)

**Case No. Var – 2025-65 – Peter Formosa** - Petition for a Variance which would permit the construction of a guest house to an existing detached garage on a tract with an existing residence. The property is located on the northeast side of Chapman Lake Drive and 312 feet south of County Road 400 North in Plain Township. (727 Chapman Lake Dr)

**Case No. Var – 2025-68 – Cody Metzger & Marissa Gunning** - Petition for a Variance which would permit the construction of a new residence 5 feet from the side property line and 10 feet from the rear property line. The property is located on the east side of Chapman Lake drive and 387 feet north of County Road 250 North in Plain Township. (2102 Chapman Lake Dr)

**Case No. Var – 2025-70 – Craige Westover** - Petition for a Variance which would permit allow a 2<sup>nd</sup> residence in a detached garage to remain without hearings or permits. The property is located on the north side of EMS T41 Lane and 46 feet south of EMS T40 Lane in Tippecanoe Township. (80 EMS T41 Ln)

**Case No. Var – 2025-76 – Town of Leesburg** - Petition for a Variance which would permit allowing the placement of a generator 2.5 feet from the east property line. The property is located on the east side of Pearl Street and 132 feet south of Van Buren Street in Plain Township. (102 S Pearl St)

**Case No. Ex – 2025-29 – Michael Gunkel** – Petition for an Exception for the purpose of allowing residence accessory structures to remain as placed on a residence tract without a residence (property owner will combine this tract with the lakeside residence, 81 EMS B1A Ln) in a Residential District. The property is located on the north side of EMS B1A Lane and 467 feet west of EMS B1 Lane in Tippecanoe Township.

**Case No. Var – 2025-77 – Jenny Emmons** - Petition for a Variance which would permit allowing a shed to remain 18 feet from the east right-of-way and allow a fence to remain 6 feet tall in the street yard. The property is located on the northside of Sycamore Street and 0 feet west of Harrison Street in Lake Township. (405 E Sycamore St)

**Case No. Var – 2025-78 – Dawn Mahan** - Petition for a Variance which would permit allowing a shed to be moved 6’7” to adjacent home where hearings required 10 feet. The property is located on the west side of EMS C23 Lane and 0 feet south of EMS C22 Lane in Plain Township. (175 EMS C23 Ln lot 52)

**Case No. Ex – 2025-30 – Duane Schwartz** - Petition for an Exception for the purpose of allowing a Home Based Business (Harness Shop) and construct a building on the additional ground that is being added to this tract in an Agricultural District. The property is located on the west side of County Road 800 West and 1800 feet north of County Road 640 North in Etna Township. (6747 N 800 W)

**Case No. Var – 2025-79 – Irene Ponce** - Petition for a Variance which would permit the construction of an addition to the proposed residence (Var 2025-7) 11 feet from the right-of-way of EMS B59 Lane & 14 feet from the south right-of-way. The property is located on the east side of EMS B59 Lane and 267 feet south of Barbee Road in Tippecanoe Township. (34 EMS B59)

**Case No. Ex – 2025-31 – Eric Hamman** - Petition for an Exception for the purpose of the change & alteration to a granted Exception (Mineral Extraction) by allowing the construction of an office addition to the existing building in an Agricultural District. The property is located on the west side of the Syracuse Webster Road and 500 feet south of County Road 800 North in Tippecanoe Township. (7743 N Syracuse Webster Rd)

**Case No. Var – 2025-80 – Jason Powell** - Petition for a Variance which would permit the construction of a new residence on a tract with an existing residence which will be removed once completed. The property is located on the east side of County Road 900 East and 312 feet south of US 30 in Washington Township. (3208 S 900 E)

**Case No. Var – 2025-81 – Ben Guy** - Petition for a Variance which would permit the construction of a new residence and attached garage 12'6" from the rear (south) property line. The property is located on the south side of EMS W30A Lane and 100 feet west of EMS W30 Lane in Tippecanoe Township.

**Case No. Ex – 2025-33 – Colvin Cone** - Petition for an Exception for the purpose of the construction of an oversized accessory building (1800 sq.ft.) in a Residential District. The property is located on the northeast side of EMS B42 Lane and 0 feet north of EMS B43 Lane in Tippecanoe Township. (54 EMS B42 Ln)

**Case No. Ex – 2025-34 – Colleen Spangenberg** - Petition for an Exception for the purpose of allowing a Home Based Business (Auto Sales & Service) and allow for projects to be stored in front of shop in an Agricultural District. The property is located on the northwest side of State Road 25 and 0 feet west of County Road 600 West in Harrison Township. (3941 S SR 25)

**Case No. Var – 2025-86 – Colleen Spangenberg** - Petition for a Variance which would permit allowing a shed to remain as placed 13 feet to the side property line. The property is located on the northwest side of State Road 25 and 0 feet west of County Road 600 West in Harrison Township. (3941 S SR 25)

**The regular meeting of the Kosciusko County Board of Zoning Appeals will be Tuesday April 8, 2025 at 12:00 p.m. in the Commissioners Room on the 3<sup>rd</sup> floor of the Courthouse. The following items of business are on the agenda:**

**Continuance of 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)

**Case No. Var – 2025-64 – Dennis Martin** - Petition for a Variance which would permit allowing a rebuilt garage to be located 3.4 feet from the west side property line and 12.8 feet from the right-of-way of Northshore Drive. The property is located on the south side of Northshore Drive and 1000 feet southeast of Shore Lane in Turkey Creek Township. (861 E Northshore Dr)

**Case No. Var – 2025-66 – Beulah Onstott** - Petition for a Variance which would permit allowing 2 undersized tracts of ground to be created 1 at 5864 sq.ft. and 2 at 15,126 sq.ft. (20,000 sq.ft. required). The property is located on the north side of Center Street and 0 feet northwest of West Street in Seward Township. (310 W Center St)

**Case No. Var – 2025-67 - Beulah Onstott** - Petition for a Variance which would permit allowing a residence to remain at 5.8 feet to newly created property line. The property is located on the north side of Center Street and 0 feet northwest of West Street in Seward Township. (310 W Center St)

**Case No. Var – 2025-69 – Tippecanoe Lake Country Club** - Petition for a Variance which would permit allowing a 6 foot tall fence to remain as placed, 3 feet from the right-of-way of 750 North. The property is located on the south side of County Road 750 North and 200 feet west of Kalorama Road in Plain Township. (3905 E 750 N)

**Case No. Var – 2025-71 – Kristi Harkenrider** - 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 Beach Road and 195 feet southeast of South Road in Turkey Creek Township. (10294 N Beach Rd)

**Case No. Var – 2025-73 – Bryan Garlotte** - Petition for a Variance which would permit the construction of an attached garage 1’11” from the right-of-way of the road and 6” from the side property line. The property is located on the east side of Mulberry Street and 50 feet north of Washington Street in Tippecanoe Township. (109 N Mulberry St)

**Case No. Var – 2025-75 – Bradley Potulney** - Petition for a Variance which would permit the change & alteration of a granted Variance (2023-281) by allowing the new residence to remain as constructed 13.4 feet to the waters edge. The property is located on the north side of EMS W23 Lane and 434 feet south of Backwater Road in Tippecanoe Township. (64 EMS W23 Ln)

**Case No. Ex – 2025-32 – EXC Properties** - Petition for an Exception for the purpose of allowing an Excavating Business in an Agricultural District as referred by the Area Plan Commission. The property is located on the south side of County Road 800 North and 2000 feet north of County Road 750 North in Etna Township.

**Case No. Var – 2025-83 – Mike Baur** - Petition for a Variance which would permit the construction of a residence addition 3 feet from the north and south property lines and 23 feet from the water's edge. The property is located on the west side of Wesley Lane and 52 feet northwest of Susanna Lane in Tippecanoe Township. (8665 E Wesley Ln)

**Case No. Var – 2025-84 – Mark Abel** - Petition for a Variance which would permit the construction of a residence 3.6 feet from the property lines. The property is located on the west side of EMS T38 Lane and 85.78 feet south of Kalorama Road in Tippecanoe Township. (3 EMS T38 Ln)

**Case No. Var – 2025-85 – Nancy Tynan** - Petition for a Variance which would permit allowing a/c units to remain 2.7 feet to new property lines. The property is located on the west side of Kalorama Road and 0 feet north of EMS T38 Lane in Tippecanoe Township. (6687 N Kalorama Rd)

**Other Business:**

**Directors Comments:**

The minutes of the March 10 & 11, 2025 regular meeting are enclosed for your review.

Sincerely,

Matthew Sandy  
Director

At  
Enclosure