

April 21, 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 May 12, 2025 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:

Case No. Ex – 2025-29 – Aaron Schwartz – Petition for an Exception for the purpose of allowing a Home Based Business (Wood Finishing) in an Agricultural District. The property is located on the south side of County Road 850 North and 1650 feet west of County Road 700 West in Scott Township. (7335 W 850 N)

Case No. Ex – 2025-35 – Austin French - Petition for an Exception for the purpose of the change and alteration of a non-conforming residence by allowing the construction of a covered porch (not covered on EX 2024-121) in a Commercial District. The property is located on the west side of State Road 19 and 1293 feet north of County Road 500 South in Franklin Township. (4635 S SR 19)

Case No. Var – 2025-92 – Deborah Grothaus – Petition for a Variance which would permit the placement of a 20 x 22 carport 10 feet from the channels edge. The property is located on the southeast side of Searfoss Drive and 103 feet north of Pickwick Road in Turkey Creek Township. (6048 E Searfoss Dr)

Case No. Var – 2025-94 – Garland Daugherty - Petition for a Variance which would permit allowing a pond to remain with newly created lines, 30 feet to the west, 17 feet to the south and 19 feet to the road right-of-way. The property is located on the south side of State Road 25 and 1242 feet east of County Road 700 West in Seward Township.

Case No. Ex – 2025-36 – Jon & Anne LaRue - Petition for an Exception for the purpose of allowing the construction of an oversized building where Ordinance allow 576 sq.ft. in a Residential District. The property is located on the southeast side of EMS C22 Lane and 723 feet west of Chapman Lake Drive in Plain Township. (114 EMS C22 Ln)

Case No. Var – 2025-95 - Jon & Anne LaRue - Petition for a Variance which would permit the construction of a detached garage 18 feet from the right-of-way of the road and 5 feet from the side property lines. The property is located on the southeast side of EMS C22 Lane and 723 feet west of Chapman Lake Drive in Plain Township. (114 EMS C22 Ln)

Case No. Var – 2025-96 – Greg & Debbie Roberts - Petition for a Variance which would permit the alteration of a granted Exception (03116E) by allowing the construction of an open deck 0 feet from the adjacent unit and 32 feet from the water's edge. The property is located on the north side of Fourth Street and 138 feet east of State Road 13 in Tippecanoe Township. (103 E Fourth St)

Case No. Ex – 2025-37 – Jason Bubb - Petition for an Exception for the purpose of allowing U-Haul Rental in a Commercial District. The property is located on the east side of Walnut Street and 154 feet south of Railroad Street in Etna Township.

Case No. Var – 2025-97 – Jeffrey Katzer - Petition for a Variance which would permit allowing a pond to remain 20 feet from the east property when Ordinance requires 200 feet to adjacent properties. The property is located on the northwest side of Levi Lee Road and 2091 feet southwest of County Road 100 East in Plain Township. (690 E Levi Lee Rd)

Case No. Ex – 2025-38 – Aaron Price - Petition for an Exception for the purpose of allowing a Home Based Business (Martial Arts Studio) in existing accessory building with a 60 x 66 addition in an Agricultural District. The property is located on the south side of County Road 100 South and 0 feet east of County Road 775 West in Harrison Township. (7723 W 100 S)

Case No. Var – 2025-99 – Kolin Young - Petition for a Variance which would permit the change & alteration of a non-conforming seasonal MHP by allowing a roof to remain over existing deck 31 feet from the water's edge and 2.6 feet from the adjacent unit. The property is located on the north side of Backwater Road and 125 feet east of EMS W25 Lane in Tippecanoe Township. (9018 E Backwater Rd)

Case No. Var – 2025-100 – Duane Chupp - Petition for a Variance which would permit the construction of a 2nd residence on a single parcel. The property is located on the north side of Sunrise Drive and 0 feet east of Venetian Drive in Turkey Creek Township. (8190 E Sunrise Dr)

Case No. Var – 2025-101 - Duane Chupp - Petition for a Variance which would permit the construction of a new residence 20 feet from the right-of-way of the road and 20 feet from the water's edge & 5 feet from the boatwell. The property is located on the north side of Sunrise Drive and 0 feet east of Venetian Drive in Turkey Creek Township. (8190 E Sunrise Dr)

Case No. Ex – 2025-42 – Steven Hill - Petition for an Exception for the purpose of allowing a Campground Use by allowing one camper to be used occasionally by the current owner in an Agricultural District. The property is located on the north side of County Road 650 North and 492 feet east of County Road 500 East in Tippecanoe Township.

Case No. Var – 2025-104 – Peter Gerike - Petition for a Variance which would permit the construction of a 24 x 24 detached garage 14.4 feet at the closest point from the right-of-way of the road. The property is located on the east side of EMS C28E1 Lane and 140 feet south of EMS C28E Lane in Plain Township. (22 EMS C28E1 Ln)

Case No. Ex – 2025-45 – Lance German - Petition for an Exception for the purpose of the construction of an oversized accessory building (2704 sq.ft.) where maximum size allowed by ordinance is 1200 sq.ft. in a Residential District. The property is located on the east side of EMS B44 Lane and 1545 feet west of County Road 700 East in Tippecanoe Township. (59 EMS B44 Ln)

Case No. Ex – 2025-46 – Douglas Paris - Petition for an Exception for the purpose of allowing a Home Based Business (Pier/Shore Station Storage) in an Agricultural District. The property is located on the east side of County Road 700 East and 1333 feet north Sullivan Road in Tippecanoe Township. (4480 N 700 E)

Case No. Ex – 2025-47 – Steven Wood - Petition for an Exception for the purpose of allowing an oversized accessory building on a tract where Ordinance allows 864 sq.ft. in a Residential District. The property is located on the south side of Church Street and 172 feet east of Jefferson Street in Plain Township. (109 W Church St)

Case No. Var – 2025-105 – Steven Wood - Petition for a Variance which would permit the construction of a residential accessory building addition 4.5 feet from the west property line. The property is located on the south side of Church Street and 172 feet east of Jefferson Street in Plain Township. (109 W Church St)

Case No. Ex – 2025-48 – Camp Adventure - Petition for an Exception for the purpose of the change & alteration of a previously granted Exception, by allowing the construction of a 12 x 40 lean-to (roof extension) on the existing building in a Public Use District. The property is located on the west side of County Road 1000 East and 2606 feet north of County Road 450 North in Tippecanoe Township. (5121 N 1000 E)

Case No. Var – 2025-108 – Dianna Tetrick - Petition for a Variance which would permit the construction of a residence addition & attached garage 20 feet from the right-of-way of EMS B42D Lane. The property is located on the west side of EMS B42 Lane and 0 feet north of EMS B42D Lane in Tippecanoe Township. (121 EMS B42 Ln)

Case No. Var – 2025-109 – Brad Rauguth - Petition for a Variance which would permit the placement of an accessory building 5 feet from the north side property line and 10 feet from the right-of-way of the road. The property is located on the west side of EMS B42C Lane and 180 feet south of EMS B42B Lane in Tippecanoe Township. (23 EMS B42C Ln)

Case No. Var – 2025-111 – James Bowman II - Petition for a Variance which would permit the construction of a residence addition (enclose existing porch) 19'3" from the east water's edge. The property is located on the east side of EMS B3 Lane and 85 feet west of EMS B3AR Lane in Tippecanoe Township. (161 EMS B3 Ln)

Case No. Var – 2025-112 - James Bowman II - Petition for a Variance which would permit allowing an existing building to remain 0 feet from the right-of-way and 15 feet from the east water's edge. The property is located on the east side of EMS B3 Lane and 85 feet west of EMS B3AR Lane in Tippecanoe Township. (161 EMS B3 Ln)

Case No. Var – 2025-113 – Chris Thompson - Petition for a Variance which would permit allowing 2 uses on one tract of ground (hotel and landscaping company). The property is located on the south side of US 30 and 306 feet northwest of Mill Street in Washington Township. (7503 E US 30)

Case No. Ex – 2025-49 – John & Denise Mathauser - Petition for an Exception for the purpose of the construction of an oversized accessory building (30x36) when Ordinance allows 720 sq.ft. in a Residential District. The property is located on the northeast side of EMS B42 Lane and 0 feet southwest of EMS B42E Lane in Tippecanoe Township. (35 EMS B42E Ln)

Case No. Var – 2025-114 - John & Denise Mathauser – Petition for a Variance which would permit the construction of a detached garage 15 feet from the right-of-way of the road (will be a side load garage). The property is located on the northeast side of EMS B42 Lane and 0 feet southwest of EMS B42E Lane in Tippecanoe Township. (35 EMS B42E Ln)

Case No. Var – 2025-116 – Jason McGlennen – Petition for a Variance which would permit allowing an open porch to be reconstructed 11 feet from the west right-of-way & 12 feet from the south right-of-way. The property is located on the north side of Wells Street and 0 feet east of State Road 15 in Lake Township. (302 N Jefferson St)

The regular meeting of the Kosciusko County Board of Zoning Appeals will be Tuesday May 13, 2025 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 – 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)

Continuance of Case No. 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 – 2025-87 – James Neely - Petition for a Variance which would permit the construction of a detached garage 12 feet from the north right-of-way and 24 feet from the east right-of-way. The property is located on the west side of County Road 300 East and 0 feet south of County Road 900 North in Van Buren Township. (8989 N 300 E)

Case No. Var – 2025-93 – Joshua Wallace - Petition for a Variance which would permit allowing sheds to remain as placed without permits or hearings, one at 3.5 feet from the right-of-way of the road and the 2nd shed at 20.4 feet from the right-of-way of the road. The property is located on the west side of 1st Trail and 0 feet south of Epworth Forest Road in Tippecanoe Township. (6671 N 1st Trl)

Case No. Var – 2025-98 – Chris Staley - Petition for a Variance which would permit allowing a commercial property to have 100% outside unscreened storage and display (118,395 sq.ft.) where ordinance would allow 11,891 sq.ft. of unscreened storage or display. The property is located on the east side of First Street and 1296 feet south of Church Street in Washington Township. (515 S First St)

Case No. Ex – 2025-40 – Philip Fozo & Don Dickerhoff - Petition for an Exception for the purpose of the change & alteration to case Ex-2025-27 by allowing Don Dickerhoff to be added as a joint operator to the home based business and primary occupant of the residence in an Agricultural 2 District. The property is located on the west side of County Road 275 East and 333 feet south of Wilcox Road in Wayne Township.

Case No. Ex – 2025-41 – Quaker Haven Foundation - Petition for an Exception for the purpose of the change & alteration of a legal non-conforming camp to allow for a long term Master Plan in a Public Use District. The property is located on the north side of EMS D16C Lane and 0 feet west of County Road 500 East in Turkey Creek Township. (420 EMS D16 Ln)

Case No. Ex – 2025-43 – Brown-Clase Corp - Petition for an Exception for the purpose of allowing existing improvements and trailers to remain as placed within a seasonal campground in an Agricultural District. The property is located on the south side of County Road 400 South and 3823 feet west of County Farm Road in Clay Township. (511 W 400 S)

Case No. Var – 2025-103 – Rob Glasper - Petition for a Variance which would permit 44 B15 Ln, allow an existing deck to be enclosed 7 feet to road (8'8"x29) and replace stairs in the future at 5 feet to road. 45 B 14 Ln, allow a shed to be replaced 2.5 feet to adjacent home and 1 foot to south shed. The property is located on the north side of EMS B15 Lane and 0 feet west of State Road 13 in Tippecanoe Township. (56 EMS B15 Ln)

Case No. Var – 2025-106 – Todd Price - Petition for a Variance which would permit the construction of a 8 x 20 addition to attached garage 17 feet from the right-of-way of the road. The property is located on the south side of EMS T15 Lane and 265 feet east of EMS T15B Lane in Tippecanoe Township. (125 EMS T15 Ln)

Case No. Var – 2025-107 – Robert Hoffer - Petition for a Variance which would permit the construction of residence additions 2nd story, garage addition 13 feet from the right-of-way of the road. The property is located on the north side of Cassandra Drive and 0 feet east of Venetian Drive in Turkey Creek Township. (8190 E Cassandra Dr)

Case No. Var – 2025-110 – Bryan Garlotte - Petition for a Variance which would permit the construction of an attached garage 4.6 feet from the right-of-way of the road. The property is located on the east side of Mulberry Street and 65 feet north of Washington Street in Tippecanoe Township. (109 N Mulberry St)

Case No. Var – 2025-115 – Corwin Hendricks - Petition for a Variance which would permit the construction of a new residence 20'4" from the right-of-way of Mulberry Street, 12'5" from the right-of-way of South Street and 14'5" from the water's edge. The property is located on the east side of Mulberry Street and 0 feet north of South Street in Tippecanoe Township. (219 S Mulberry St)

Other Business:

Directors Comments:

The minutes of the April 7 & 8, 2025 regular meeting are enclosed for your review.

Sincerely,

Matthew Sandy
Director

At
Enclosure