

November 18, 2024

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 9, 2024 at 8:30 a.m. in the Video Conference Room in the basement of the Justice Building. The following items of business are on the agenda:

Continuance of Case No. Ex – 2024-140 – Paul John Nadolski – Petition for an Exception for the purpose of allowing a Home Based Business (Tree Service with up to 10 employees – 5 non-family). Tract will be combined with house to west if granted in an Agricultural District. The property is located on the north side of State Road 13 and 235 feet east of County Road 600 East in Monroe Township. (4939 S SR 13)

Continuance of Case No. Var – 2024-237 - Paul John Nadolski – Petition for a Variance which would permit allowing up to 10 employees at home based business (5 non-family), add a 60 x 40 lean-to for equipment parking, allow outside trailer parking, store wood chips outside of composting, allow logs to be split and packaged for retail sale, all sales offsite and allow outside storage container. The property is located on the north side of State Road 13 and 235 feet east of County Road 600 East in Monroe Township. (4939 S SR 13)

Case No. Var – 2024-252 – Steven Jones – Petition for a Variance which would permit the construction of a residence addition 36.6 feet from the right-of-way of the road. The property is located on the west side of Kyle Road and 748 feet south of County Road 250 North in Tippecanoe Township. (9220 E Kyle Rd)

Case No. Ex – 2024-148 – Jack Sinak – Petition for an Exception for the purpose of the construction of a 728 sq.ft. accessory building where maximum size allowed by ordinance is 576 sq.ft. in a Residential District. The property is located on the west side of EMS T26B Lane and 348 feet north of EMS T26B Lane in Plain Township. (95 EMS T26B Ln)

Case No. Var – 2024-255 – 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 east side of Chapman Lake Drive and 260 feet south of County Road 400 North in Plain Township. (727 Chapman Lake Dr) **DROPPED**

Case No. Var- 2024-256 – Roger Bruce - Petition for a Variance which would permit the construction of a residence accessory (14x28) 20 feet from the right-of-way of the road and 5 feet from the east property line. The property is located on the south side of EMS B61I Lane and 774 feet southwest of EMS B61I Lane in Tippecanoe Township. (119 EMS B61I Ln)

Case No. Var – 2024-258 – Stacey Dickerson - Petition for a Variance which would permit allowing a shed to remain as placed 11.6 feet from an access easement. The property is located on the west side of EMS W29B Ln and 542 feet northeast of EMS W30 Lane in Tippecanoe Township. (90 EMS W29B Ln)

Case No. Var – 2024-260 – K Development - Petition for a Variance which would permit the construction of a 2nd residence on a single parcel. The property is located on the east side of Pickwick Park Drive and 0 feet west of Lake Wawasee in Turkey Creek Township. (6165 E Pickwick Park Dr)

Case No. Ex – 2024-150 – Jay Miller - Petition for an Exception for the purpose of the change & alteration of a granted Exception (19086E) by allowing living quarters to be added to the pole building in an Agricultural District. The property is located on the north side of EMS B43 Lane and 0 feet west of Sullivan Road in Tippecanoe Township. (8 EMS B43A1 Ln)

Case No. Var – 2024-263 – Jay Miller - Petition for a Variance which would permit allowing a mobile home to be replaced 8 feet to the west home and 7 feet to the east shed. The property is located on the north side of EMS B43 Lane and 0 feet west of Sullivan Road in Tippecanoe Township. (8 EMS B43A1 Ln)

Case No. Ex – 2024-152 – William Weaver - Petition for an Exception for the purpose of allowing a Home Based Business (Discount Store) and an addition to the existing building to be used for the home based business in an Agricultural District. The property is located on the east side of County Road 175 East and 425 feet south of County Road 1200 North in Van Buren Township. (11904 N 175 E)

Case No. Var – 2024-270 – Larry & Paula Sydow - Petition for a Variance which would permit the construction of a residence addition (2nd story) 7.7 feet from the side property line, 15.5 feet from the right-of-way of the road and 27 feet from the water's edge. The property is located on the south side of Promontory Point Drive and 1216 feet west of Koher Road East in Turkey Creek Township. (9305 E Promontory Point Rd)

Case No. Var – 2024-272 – Tim & Nancy Roop - Petition for a Variance which would permit the construction of a new residence 20 feet from the road right-of-way. The property is located on the west side of Jannie Lane and 233 feet south of Warren Avenue in Seward Township. (8861 S Jannie Ln)

The regular meeting of the Kosciusko County Board of Zoning Appeals will be Tuesday December 10, 2024 at 9:00 a.m. in the Video Conference Room in the basement of the Justice Building. The following items of business are on the agenda:

Continuance of Case No. Var – 2024-215 – Phillip Harshman - Petition for a Variance which would permit allowing a residence to remain as placed 5 feet from the westerly line, 7 feet from the easterly line and 33.83 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 – 2024-259 – Timothy & Robin Sweeny - Petition for a Variance which would permit allowing a 10 x 12 shed to remain as placed 2.9 feet from the rear property line with the overhang. The property is located on the south side of County Road 450 North and 140 feet east of EMS C30 Lane in Plain Township. (2947 E 450 N)

Case No. Var – 2024-261 – Norma Miller - Petition for a Variance which would permit allowing a 7.25 x 7.25 shed to remain as placed (previous owner) 1 foot from the side property line. The property is located on the west side of Heide Lane and 56 feet northwest of Michele Drive in Van Buren Township. (213 Heide Ln)

Case No. Ex – 2024-151 – Brian & Ashlee Ryman - Petition for an Exception for the purpose of allowing an Animal Kennel (breeding) in an Agricultural District. The property is located on the west side of County Road 750 West and 0 feet east of County Road 800 West in Harrison Township. (1347 N 750 W)

Case No. Var – 2024-264 – Barbara Van Duyn - Petition for a Variance which would permit allowing a shed to remain as placed 3 feet from the right-of-way of the road and 0 feet from the side property line. The property is located on the south side of EMS C27C1 Lane and 0 feet north of Chapman Lake in Plain Township. (30 EMS C27C1 Ln)

Case No. Var – 2024-262 – Scott Beam - Petition for a Variance which would permit allowing a 2nd residence to remain in detached garage. The property is located on the north side of EMS W29B Lane and 439 feet northeast of EMS W30 Lane in Tippecanoe Township. (60 EMS W29B Ln)

Case No. Var – 2024-265 – Scott Beam - Petition for a Variance which would permit the reconstruction of a deck & lower enclosure 12" from the west property line and 15 feet from the water's edge. The property is located on the north side of EMS W29B Lane and 439 feet northeast of EMS W30 Lane in Tippecanoe Township. (60 EMS W29B Ln)

Case No. Var – 2024-266 – Scott Beam - Petition for a Variance which would permit allowing an eyebrow (awning) to remain 4.3 feet from the right-of-way of the road and a 2nd story to remain .73 feet from the side property line. The property is located on the north side of EMS W29B Lane and 439 feet northeast of EMS W30 Lane in Tippecanoe Township. (60 EMS W29B Ln)

Case No. Var – 2024-267 – Thomas & Joan Anderson - Petition for a Variance which would permit allowing steps over 5 feet wide to remain as constructed without permits 0 feet from the common property lines on both sides. The property is located on the east side of Forest Glen Avenue and 40 feet east of Stanton Road in Tippecanoe Township. (4160 E Forest Glen Ave)

Case No. Var – 2024-268 – Jeffrey Hepler - Petition for a Variance which would permit allowing a 2nd residence on one tract of ground. The property is located on the south side of County Road 1100 North and 500 feet west of State Road 19 in Scott Township. (8223 W 1100 N)

Case No. Var – 2024-269 – Aaron & Ann Vermilion - Petition for a Variance which would permit the construction of a new residence 11.6 feet from the right-of-way of the road. The property is located on the south side of EMS B48 Lane and 704 feet west of County Road 700 East in Tippecanoe Township (83 EMS B48 Ln)

Case No. Var – 2024-271 – Senca Martin - Petition for a Variance which would permit the construction of an inground swimming pool 5 feet from the rear property line. The property is located on the west side of Venetian Way and 160 feet south of Tiny Tim Lane in Turkey Creek Township. (11599 N Venetian Way)
DROPPED

Other Business:

Directors Comments:

The minutes of the November 8 & 12, 2024 regular meeting are enclosed for your review.

Sincerely,

Matthew Sandy
Director

At
Enclosure