

January 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 February 10, 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:

**Continuance of Case No. Var – 2025-2 – Loretta Palello** – Petition for a Variance which would permit the construction of a residence addition 9 feet from the right-of-way of the road and 25 feet from the water’s edge. The property is located on the west side of EMS B40F Lane and 40 feet south of EMS B40 Lane in Tippecanoe Township. (11 EMS B40F Ln)

**Continuance of Case No. Var – 2025-3 – Darrell & Janet Farrington** - Petition for a Variance which would permit the construction of a residence addition 20 feet at the closest point to the water’s edge. The property is located on the southwest side of EMS B23 Lane and 256 feet north of South Barbee Drive in Tippecanoe Township. (63 EMS B23 Ln)

**Continuance of Case No. Ex – 2025-5 – David Keever** – Petition for an Exception for the purpose of the change & alteration of a granted Exception (20073E – Residence) by allowing the construction of a residence addition in a Commercial District. The property is located on the west side of Cherokee Road and 82 feet southeast of Seth Ward Road in Turkey Creek Township. (7791 E Cherokee Rd)

**Case No. Var – 2025-26 – Michael Bontrager** - Petition for a Variance which would permit the construction of a 14 x 24 shed 5 feet from the side property line. The property is located on the north side of South Drive and 181 feet east of Kilmer Drive in Van Buren Township. (384 E South Dr)

**Case No. Var – 2025-27 – Joni Kuhns** - Petition for a Variance which would permit allowing both tracts to be combined, add onto existing residence (5328), remove old residence (5282) will be removed within 1 year of breaking ground for addition. The property is located on the north side of County Road 900 North and 3974 feet east of County Road 625 West in Jefferson Township. (5328 W 900 N)

**Case No. Var – 2025-28 – Tim, Chris & John Deneve** - Petition for a Variance which would permit allowing a new property to be 15 feet to existing structures (tracts are being reconfigured). The property is located on the north side of State Road 14 and 2599 feet east of State Road 13 in Jackson Township.

**Case No. Var – 2025-32 – Thomas Lorenz** - Petition for a Variance which would permit the construction of a residence addition (2<sup>nd</sup> story addition) 25 feet from the north road right-of-way. The property is located on the south side of EMS W20 Lane and 0 feet east of Backwater Road in Tippecanoe Township. (9 EMS W20 Ln)

**Case No. Var – 2025-33 – Rickie Sewell** - Petition for a Variance which would permit allowing a garage to remain as placed (not per permit 85182 by previous owner) 16 feet from the east road right-of-way and 20 feet from the north road right-of-way. The property is located on the west side of EMS B6A Lane and 0 feet south of EMS B6 Lane in Tippecanoe Township. (7 EMS B6A Ln)

**Case No. Ex – 2025-11 – Daryl Schwartz** - Petition for an Exception for the purpose of allowing the expansion of a Non-Conforming Use/Home Based Business (restoration of antique automobiles and carriages and wood finishing) in an Agricultural District. The property is located on the east side of County Road 950 West and 1750 feet south of County Road 1350 North in Scott Township. (13106 N 950 W)

**Case No. Var – 2025-34 – Theodore Lewis** - Petition for a Variance which would permit the placement of a new shed 13 feet from the road right-of-way. The property is located on the north side of EMS B60 Lane and 680 feet northwest of Barbee Road in Tippecanoe Township. (72 EMS B60 Ln)

**The regular meeting of the Kosciusko County Board of Zoning Appeals will be Tuesday February 11, 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 – 2024-265 – Scott Beam** - Petition for a Variance which would permit allowing 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 southwest of EMS W30 Lane in Tippecanoe Township. (60 EMS W29B Ln)

**Continuance of Case No. Var – 2025-7 – Irene Ponce** - Petition for a Variance which would permit the construction of a new 2 story residence 2 feet from the south road right-of-way, 11 feet from the west road right-of-way and 4.1 feet from the east property line. 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 Ln)

**Case No. Ex – 2025-7 – Timothy Metzger** - Petition for an Exception for the purpose of the construction of an oversized accessory building (35x55) on a lot without a principal structure in a Residential District. The property is located on the south side of Wildwood Trail and 215 feet east of Nina Lane in Wayne Township. **DROPPED**

**Case No. Ex – 2025-8 – John Foschaar** - Petition for an Exception for the purpose of the construction of a 24 x 48 oversized accessory building (max. allowed is 864 sq.ft.) on a tract with 2 residences in a Residential District. The property is located on the west side of EMS T38 Lane and 0 feet east of Tippecanoe Lake (23 EMS T38 Ln) **DROPPED**

**Case No. Var – 2025-24 – John Foschaar** - Petition for a Variance which would permit the construction of a garage 3 feet from the side property line. The property is located on the west side of EMS T38 Lane and 0 feet east of Tippecanoe Lake (23 EMS T38 Ln) **DROPPED**

**Case No. Var – 2025-25 – Kent Phillippe** - Petition for a Variance which would permit allowing the reconstruction of a mobile home on existing frame (more than had been damaged by the micro burst in September) 5'8" to adjacent home and 0 feet from the road right-of-way (Case 11039E granted 10 feet to adjacent units). The property is located on the west side of Chapman Lake Drive and 182 feet south of EMS C3 Lane in Plain Township. (541 Chapman Lake Dr Lot 24)

**Case No. Ex – 2025-9 – LRM Rentals** - Petition for an Exception for the purpose of allowing 3 uses to be permitted on the property (Processing, Ready Mix Concrete & Motorized Vehicle Service & Repair) and to allow as is with screening/landscaping for buffering in an Industrial 3 District. The property is located on the south side of Main Street and 531 feet east of Prairie Street in Harrison Township. (510 E Main St)

**Case No. Var – 2025-29 – Kris Schlagenhauf** - Petition for a Variance which would permit the construction of a residence accessory addition (second floor on existing footprint) 8 feet to right-of-way access and 2.1 feet to the property line. The property is located on the south side of Sunset Lane and 207.9 feet southeast of Black Point Road in Turkey Creek Township. (8677 E Sunset Ln)

**Case No. Var – 2025-30 – Danny White** - Petition for a Variance which would permit the construction of residence additions 12 feet from the north road right-of-way. The property is located on the south side of EMS T48B Lane and 138 feet southwest of EMS T48 Lane in Tippecanoe Township. (99 EMS T48B Ln)

**Case No. Var – 2025-35 – Scott Egolf** - Petition for a Variance which would permit the construction of a residence addition 5.6 feet from the right-of-way of the road, 4 feet from the west line and 1 foot from the east property line. The property is located on the south side of Swick Road and 312 feet northwest of County Road 750 West in Seward Township. (7551 W Swick Rd)

**Case No. Var – 2025-36 – Scott Egolf** - Petition for a Variance which would permit the construction of a residence addition (covered porch) 20 feet from the water’s edge. The property is located on the north side of Swick Road and 320 feet northwest of County Road 750 West in Seward Township. (7552 W Swick Rd)

**Other Business:**

**Directors Comments:**

The minutes of the January 13 & 14, 2025 regular meeting are enclosed for your review.

Sincerely,

Matthew Sandy  
Director

At  
Enclosure