

**AGENDA**  
**KOSCIUSKO COUNTY BOARD OF ZONING APPEALS –**  
**HEARING OFFICER**

**July 7, 2025**  
**8:30 A.M.**

**Multi-Purpose Meeting Room**  
**Justice Building Basement**  
**121 w Lake St**  
**Warsaw, In 46580**

**The following items of business are on the agenda:**

**Old Business:**

**Continuance of Case No. Var-2025-124 – Brandon Bontrager** – Petition for a Variance which would permit allowing stairs that are wider than 5 feet to remain 16.75 feet from the water's edge and 14.5 feet from the right-of-way of the road. The property is located on the west side of 2<sup>nd</sup> Street and 190 feet north of Armstrong Road in Plain Township. (5989 N 2<sup>nd</sup> St)

**New Business:**

**Case No. Var – 2025-144 – Deborah Grothaus** - Petition for a Variance which would permit allowing a gazebo to remain as placed 0 feet to the southeast water's edge and 28.8 feet from the northeast water's edge. The property is located on the east side of Searfoss Drive and 125 feet east of Elnora Drive in Turkey Creek Township. (6048 E Searfoss Dr)

**Case No. Var – 2025-145 – Thaddeus Murphy** - Petition for a Variance which would permit allowing 12' wide stairs to be placed 6'5" from a west property line and 20 feet from a road right-of-way. The property is located on the northwest side of EMS B42E Lane and 0 feet east of EMS B42F Lane in Tippecanoe Township. (93 EMS B42E Ln)

**Case No. Var – 2025-148 – Jason Bledsoe** - Petition for a Variance which would permit allowing a 6 foot tall residential fence to be replaced within a front yard setback, when ordinance only allows 3 foot tall. The property is located on the east side of Evergreen Drive and 0 feet north of Pine Drive in Plain Township. (2880 E Evergreen Dr)

**Case No. Var – 2025-149 – Patrice Byram** - Petition for a Variance which would permit the construction of an open porch on top of an existing deck 7'9" to an adjacent unit when 10' minimum is required per 0221E. The property is located on the north side of McKenna Road and 200 feet northwest of County Road 650 East in Tippecanoe Township. (6402 E McKenna Rd)

**Case No. Ex – 2025-58 – Darien Rodriquez** – Petition for an Exception for the purpose of the alteration of a non-conforming use by allowing the construction of a 46 x 50 barn for personal Use in an I2 District. The property is located on the east side of Fox Farm Road and 1200 feet west of County Road 200 West in Prairie Township. (2572 N Fox Farm Rd)

**Case No. Var – 2025-150 – Hardy Look** - Petition for a Variance which would permit the construction of a residence addition 29 feet from the water's edge. The property is located on the north side of North Road and 108 feet east of County Road 800 East in Turkey Creek Township. (8028 E North Rd)

**Case No. Var – 2025-155 – Kent Nulf** - Petition for a Variance which would permit allowing a shed to remain as placed 43 inches from the south right-of-way when mobile home ordinance requires 50 feet from public roads or streets. The property is located on the north side of McKenna Road and 33 feet west of EMS B33 Lane in Tippecanoe Township. (6402 E McKenna Rd Lot 3)

**Case No. Var – 2025-156 – Nancy Lewis** - Petition for a Variance which would permit the placement of a new shed 5 feet from the right-of-way of the road (current sheds will be removed). The property is located on the southeast side of EMS B51A Lane and 233 feet east of EMS B51 Lane in Tippecanoe Township. (44 EMS B51A Ln)

**Case No. Var – 2025-158 – Matthew Everts** - Petition for a Variance which would permit the construction of a residence addition 32 feet from the right-of-way of the road. The property is located on the west side of County Road 400 West and 1692 feet north of State Road 25 in Harrison Township. (2481 S 400 W)

**Case No. Ex – 2025-61 – North Central Coop/Keystone Coop** - Petition for an Exception for the purpose of the change & alteration of previously granted Exception (05021E) to allow the construction of a 3 sided building to house equipment, no water or electricity, will be on existing gravel in an Agricultural District. The property is located on the east side of County Road 900 West and 1189 feet north of County Road 500 South in Franklin Township. (4640 S 900 W)



**Case No. Var – 2025-164 – Steven Nifong** - Petition for a Variance which would permit the reconstruction of a residence 16.9 feet from the south water's edge. The property is located on the west side of Chapman Lake Drive and 521 feet southwest of Greystone Drive in Plain Township. (967 Chapman Lake Dr)

**Case No. Ex – 2025-62 – Mark Grady** – Petition for an Exception for the purpose of the construction of an 80 x 104 oversized accessory building (will combine lots if granted) in a Residential District. The property is located on the east side of Blaine Street and 120 feet south of Tanya Avenue in Tippecanoe Township.

**Case No. Var – 2025-165 – Donald Rice** - Petition for a Variance which would permit the construction of a residence addition 19 feet from the north right-of-way (shed will be removed). The property is located on the north side of EMS T42B Lane and 0 feet south of EMS T42A Ln in Tippecanoe Township. (14 EMS T42B Ln)

**Case No. Var – 2025-167 – Janet Garwood** - Petition for a Variance which would permit allowing a 10 x 14 shed to remain as placed 16 feet from the right-of-way of the road (previous owner). The property is located on the south side of Bruner Road and 113 feet east of Island Lane in Harrison Township. (3633 S Bruner Rd)

**Case No. Var – 2025-168 – Chad Whitehead** - Petition for a Variance which would permit the construction of an addition to the existing accessory building 16 feet from the side property line. The property is located on the north side of County Road 450 North and 1240 feet east of County Road 100 East in Plain Township. (1284 E 450 N)

**Case No. Var – 2025-169 – Ryan Craft & Julie Martinez** - Petition for a Variance which would permit allowing an accessory building to remain as placed 0 feet from the right-of-way of the road and 5 feet from the north sideline. The property is located on the north side of Wooster Road and 0 feet east of Main Lane in Washington Township. (5220 E Wooster Rd)

**Case No. Var – 2025-172 – Gunar & Eleanor Grubaums** - Petition for a Variance which would permit the construction of a residence addition (covered porch) 26 feet from the water's edge. The property is located on the south side of Ogden Point Road and 435 feet west of Ogden Drive in Turkey Creek Township. (11799 N Ogden Point Rd)

**Case No. Var – 2025-174 – Patrick Malloy** - Petition for a Variance which would permit the placement of two decks. One placed 2 feet from the water's edge and another placed 10 feet from the water's edge. The property is located on the south side of County Road 650 North and 0 feet southwest of County Road 600 East in Tippecanoe Township. (5959 E 650 N)

**Public Meeting Live Streaming Per I.C 5-14-1.5-2.9**

All Public Meetings are broadcasted live on the Kosciusko County YouTube Channel. To access the meeting broadcasts, visit [www.kosciusko.in.gov](http://www.kosciusko.in.gov) and click on the **CLICK HERE TO VIEW ALL MEETINGS** at the top of the website. The YouTube icon is also located on the right side of the website home screen.

<b>Board Member</b>	<b>Appointed To Represent</b>	<b>Term</b>
Randy Cox – Hearing Officer	Appointed by the Town Council of Syracuse to represent the Town of Syracuse	1/1/2025-12/31/2028

Under state statute no person with a petition that is to appear before the Board of Zoning Appeals may approach any member of the board concerning their petition. If no action is taken by the appointing authority the appointed member remains until replaced.

**AGENDA**  
**KOSCIUSKO COUNTY BOARD OF ZONING APPEALS –**

**July 8, 2025**  
**9:00 A.M.**

**Multi-Purpose Meeting Room**  
**Justice Building Basement**  
**121 w Lake St**  
**Warsaw, In 46580**

**The following items of business are on the agenda:**

**Approval of the Minutes**

**Old Business:**

**Continuance of Case No. Var – 2025-83 – Mike Baur** – Petition for a Variance which would permit allowing a residential 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)

**New Business:**

**Case No. Ex – 2025-57 – Christopher Singrey** – Petition for an Exception for the purpose of a Home Based Business (Singrey Trucking) in an Agricultural District. The property is located on the south side of County Road 1050 North and 264 feet west of County Road 425 West in Jefferson Township. (4309 W 1050 N)

**Case No. Var – 2025-147 – Chirstopher Singrey** – Petition for a Variance which would permit the construction of an accessory building 12 feet from the east, north and south property lines. The property is located on the south side of County Road 1050 North and 264 feet west of County Road 425 West in Jefferson Township. (4309 W 1050 N)

**Case No. Var – 2025-151 – Linda Kramer** - Petition for a Variance which would permit allowing a new lot line to be created 6.2 feet to a structure on the east and 6.1 feet for a structure on the west of the new line. The property is located on the south side of Plum Street and 0 feet west of Harrison Street in Plain Township. (109 N Harrison St)

**Case No. Var – 2025-152 – John Weigand** - Petition for a Variance which would permit allowing an existing residence to remain as constructed 45” from the west side line and 51” from the east sideline. A new residence addition 30 feet from the water’s edge, measured from a second story balcony. And a new residence addition, second story over existing single story 51” from the east sideline and 45” from the west sideline. The property is located on the north side of Waco Drive and 500 feet west of County Road 650 East in Turkey Creek Township. (6458 E Waco Dr)

**Case No. Var – 2025-153 – 2 Mills Timber** - Petition for a Variance which would permit allowing tracts of ground to be accessed by a 50 foot easement, when ordinance requires 50 feet of frontage abutting a public or private road. The property is located on the northeast side of Scott Road and 41 feet northeast of Turner Road in Seward Township.

**Case No. Var – 2025-160 – Anthony Klepinger** - Petition for a Variance which would permit allowing a roof extension on accessory building & a shed to remain 0 feet from the side property line. The property is located on the south side of County Road 800 South and 2600 feet south of County Road 750 South in Jackson Township. (7927 E 800 S)

**Case No. Var – 2025-163 – Russell Williams** - Petition for a Variance which would permit to be allowed to reconstruct an existing residence 1’3” from the west side property line and 22’1” from the road right-of-way. The property is located on the north side of EMS W23 Lane and 50 feet east of EMS W23A Lane in Tippecanoe Township. (140 EMS W23 Ln)

**Case No. Var – 2025-166 – Tanner Moyer** - Petition for a Variance which would permit allowing two ponds to remain as placed, at closest 30 feet to adjacent agricultural when ordinance requires 200 feet without hearing or permits. The property is located on the south side of County Road 900 South and 4538 feet east of County Road 700 East in Jackson Township. (7917 E 900 S)

**Case No. Var – 2025-171 – Neal & Sonya Rifkin** - Petition for a Variance which would permit the construction of a new residence 15’9 7/16” from the right-of-way of the road and 5 feet from both side property lines. The property is located on the south side of Cedar Point Low Road and 0 feet north of Lake Wawasee in Turkey Creek Township. (11235 N Cedar Point Low Rd)

**Case No. Ex – 2025-64 – Superior Developing** – Petition for an Exception for the purpose of allowing Multi-Family Dwellings (40 units) in a Residential District. The property is located on the north side of Old Road 30 and 475 feet north of Gettysburg Ct in Wayne Township.



**Case No. Var – 2025-177 – Michael & Melanie Easter** - Petition for a Variance which would permit the construction of an accessory building 25 feet from the right-of-way of Old State Road 15. The property is located on the south side of Monoquet Road and 0 feet west of State Road 15 in Plain Township. (775 W Monoquet Rd)

**Case No. Var – 2025-170 – Michael Klarke** – Petition for a Variance which would permit allowing the first floor of a residence to remain at an elevation of 789.34’ NAVD88 (per provided elevation data) when ordinance requires 790.1 NAVD88. And allow a garage to be modified to meet an elevation of 788.1’ NAVD88 when ordinance requires 790.1’ NAVD88. The property is located on the south side of Beachwood Avenue and 0 feet west of Forest Avenue in Prairie Township. (7565 W Beachwood Ave)

**Other Business:**

**Directors Comments:**

The minutes of the June 9 & 10, 2025 regular meeting are enclosed for your review.

Public Meeting Live Streaming Per I.C 5-14-1.5-2.9

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<b>Board Member</b>	<b>Appointed To Represent</b>	<b>Term</b>
John Beer	Appointed by the Town Council of Milford to represent the Town of Milford	1/1/2022- 12/31/2025
Ron Robinson – Vice Chair	Appointed by the County Commissioners	1/1/2023- 12/31/2026
Lee Harmon - Chairman	Citizen Member of the Area Plan Commission	1/1/2024- 12/31/2027
Kevin McSherry	Citizen Member of the Area Plan Commission	1/1/2023- 12/31/2026
Randy Cox – Hearing Officer	Appointed by the Town Council of Syracuse to represent the Town of Syracuse	1/1/2025- 12/31/2028

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