

AGENDA
KOSCIUSKO COUNTY BOARD OF ZONING APPEALS –
HEARING OFFICER

August 11, 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 – 2025-150 – 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 Road)

Continuance of 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 Lane in Tippecanoe Township. (14 EMS T42B Ln)

Continuance of Case No. Var – 2025-174 – Patrick Malloy - Petition for a Variance which would permit the construction of 2 decks one at 2 feet from the water's edge and the one at 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 North in Tippecanoe Township. (5959 E 650 N)

New Business:

Case No. Ex – 2025-66 – Mark Klaassen – Petition for an Exception for the purpose of allowing a shed to remain on a residential tract until a new residence is placed by 2027 in a Residential District. The property is located on the south side of EMS D13 Lane and 468 feet south of County Road 1000 North in Van Buren Township.

Case No. Var – 2025-178 – Robert Cogar - Petition for a Variance which would permit allowing a covered deck (damaged by storm) to remain as placed 11.75 feet to adjacent home. The property is located on the northeast side of EMS B61D Lane and 0 feet northeast of EMS D61 Lane in Tippecanoe Township. (1 EMS B61D Ln Lot 30)

Case No. Var – 2025-179 – Bruce & Cheryl Martin - Petition for a Variance which would permit allowing a shed & gas tank to remain as placed 14.6 feet at closest point from the right-of-way of the road. The property is located on the north side of EMS B49 Lane and 347 feet west of County Road 700 East in Tippecanoe Township. 40 EMS B49 Ln)

Case No. Var – 2025-180 – Kevin Gingerich - Petition for a Variance which would permit enclosing a deck 27 feet from the water's edge and 43 feet from the road right-of-way. The property is located on the west side of County Road 600 West and 1287 feet south of County Road 850 South in Seward Township. (8821 S 600 W Lot E3)

Case No. Var – 2025-181 – David Detweiler - Petition for a Variance which would permit the construction of an agricultural accessory building 14 feet from the east property line. The property is located on the north side of County Road 950 North and 3754 feet east of State Road 19 in Scott Township. (7270 W 950 N)

Case No. Var – 2025-182 – Doreen Ayotte & Alan Blahnik - Petition for a Variance which would permit allowing the construction of a detached garage 6 feet from the side property line. The property is located on the north side of Northshore Drive and 1000 feet east of Shore Lane in Turkey Creek Township. (1056 E Northshore Dr)

Case No. Var – 2025-183 – Dana Plecas - Petition for a Variance which would permit the alteration of a granted Exception (2024-125) by allowing a roof over existing platform 4'5" from the next unit. The property is located on the north side of Fourth Street and 140 feet east of State Road 13 in Tippecanoe Township. (102 E Fourth St Lot 37)

Case No. Var – 2025-185 – Anna Boucher - Petition for a Variance which would permit allowing the reconstruction of a deck and repair a foundation 23 feet from the south water's edge, 12.5 feet from the west water's edge and 4.5 feet from the right-of-way of the road. The property is located on the west side of EMS B40F Lane and 1000 feet south of EMS B40F Lane in Tippecanoe Township. (45 EMS B40F Ln)

Case No. Var – 2025-186 – Ellen Irwin - Petition for a Variance which would permit allowing a shed to remain as moved 6.5 feet to adjacent unit's shed when blanket hearing allows a 10 foot setback. The property is located on the north side of McKenna Road and 0 feet east of EMS B33 Lane in Tippecanoe Township. (6402 E McKenna Rd Lot 118)

Case No. Var – 2025-187 – Palestine Bible Church - Petition for a Variance which would permit the construction of entrance to existing church 5 feet from the west right-of-way. The property is located on the east side of County Road 550 West and 0 feet south of State Road 25 in Harrison Township. (3226 S 550 W)

Case No. Ex – 2025-69 – Neighbors of Timber Creek - Petition for an Exception for the purpose of allowing the change & alteration of a granted exception (17106E) by changing the permitted RV/park model locations granted through the 2017 exception, meeting the granted setbacks of 10 feet to adjacent home structures and 10 feet to the interior roads in a Commercial District. The property is located on the north side of US 30 and 1931 feet southeast of County Road 250 East in Wayne Township. (794 S Bunting Ln)

Case No. Ex – 2025-70 – Jason Helmuth - Petition for an Exception for the purpose of allowing a Home Based Business (Welding & Steel Fabricating) in an Agricultural District. The property is located on the north side of County Road 700 North and 1045 feet east of County Road 200 West in Plain Township. (1762 W 700 N)

Case No. Var – 2025-194 – Troy Gay - Petition for a Variance which would permit the construction of a residence 31 feet 8 inches from the east water's edge. The property is located on the east side of EMS C29 Lane and 1223 feet southeast of EMS C29A Lane in Plain Township.

Case No. Ex – 2025-72 – Griffith Brothers - Petition for an Exception for the purpose of the change & alteration of a non-conforming use (19088E & 19118V) by allowing the reconstruction of a residence on a tract with boat storage in an Agricultural District. The property is located on the west side of County Road 1000 East and 2000 feet north of County Road 1100 North in Turkey Creek Township. (11265 N 1000 E)

9:30 A.M.

Case No. Ex – 2025-74 – Eugene Thiem - Petition for an Exception for the purpose of allowing a residence accessory building to be replaced with an oversized accessory (1034 sq.ft.) where ordinance allows a 576 sq.ft. on a lot without a principal structure in a Residential District. The property is located on the north side of Ogden Point Road and 759 feet northwest of Ogden Drive in Turkey Creek Township.

Case No. Var – 2025-196 – Eugene Thiem - Petition for a Variance which would permit the construction of a residence accessory building 20 feet from the platted right-of-way. The property is located on the north side of Ogden Point Road and 759 feet northwest of Ogden Drive in Turkey Creek Township.

Case No. Var – 2025-197 – Benjamin Haab - Petition for a Variance which would permit allowing a pergola to remain 25 feet from the right-of-way of East Ridge Drive North. The property is located on the north side of East Ridge Drive and 0 feet east of East Ridge Drive North in Wayne Township. (376 S East Ridge Dr N)

Case No. Var – 2025-198 – Benjamin Haab - Petition for a Variance which would permit allowing a 6 foot tall fence to remain in the street yard on East Ridge Drive. The property is located on the north side of East Ridge Drive and 0 feet east of East Ridge Drive North in Wayne Township. (376 S East Ridge Dr N)

Case No. Var – 2025-199 – Thomas Potulney - Petition for a Variance which would permit allowing a residential fence to remain 6 feet tall in the front yard when Ordinance allows 3 foot tall. The property is located on the east side of EMS W23 and 558 feet north of EMS W23A Lane in Tippecanoe Township.

Case No. Ex – 2025-75 – Star Smith - Petition for an Exception for the purpose of allowing a Home Occupation (bakery) in a Residential District. The property is located on the south side of Catherine Street and 100 feet west of Maple Street in Van Buren Township. (508 W Catherine St)

Case No. Var – 2025-203 – Shankster Bros - 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 State Road 15 and 1477 feet south of Sycamore Street in Lake Township. (405 S Jefferson St)

Case No. Var – 2025-205 – Jamison Moseman - DROPPED

Case No. Var – 2025-206 – Prairie & Harrison Trustees - Petition for a Variance which would permit allowing a lean-to to be added to the west side of the building 48 feet from the road right-of-way. The property is located on the west side of Prairie Street and 0 feet south of Hovey Street in Prairie Township. (110 N Prairie St)

Case No. Ex – 2025-76 – Leroy Kuhns - Petition for an Exception for the purpose of allowing a Home Based Business (Harness Shop) to remain and allow an addition for the business. Business will be run by property owners son, Lonnie Kuhns, who will live on the property in an Agricultural District. The property is located on the south side of County Road 1350 North and 969 feet east of County Road 1025 West in Scott Township. (10023 W 1350 N)

Case No. Var – 2025-208 – Tara Lochmandy - Petition for a Variance which would permit the construction of a residence addition (attached garage) 16’2” from the east right-of-way and 9’6” from a south right-of-way. The property is located on the west side of EMS C24 Lane and 0 feet north of EMS C24D Lane in Plain Township. (145 EMS C24D Ln)

Case No. Ex – 2025-77 – Sargent House Partners - Petition for an Exception for the purpose of allowing the construction of an oversized residential accessory building (52x68) where Ordinance allows 1200 sq.ft. in a Residential District. The property is located on the north side of Eli Lilly Road and 2551 feet east of Warner Road in Turkey Creek Township.

Case No. Var – 2025-212 – Amado Rodriquez - Petition for a Variance which would permit the construction of a residence addition 23 feet from the west road right-of-way. The property is located on the east side of 2nd Street and 0 feet north of Clay Street in Plain Township. (5826 N 2nd St)

Case No. Ex – 2025-79 – Crow Road - Petition for an Exception for the purpose of allowing the construction of a Residence in a Commercial District. The property is located on the north side of Crow Road and 0 feet west of East Wawasee Drive in Turkey Creek Township.

Case No. Ex – 2025-80 – Steve & Jackie Saylor - Petition for an Exception for the purpose of allowing the construction of an oversized accessory building (2432 sq.ft.) when Ordinance allows for 1200 sq.ft. in a Residential District. The property is located on the north side of EMS D18A1 Lane and 193 feet north of EMS D18B Lane in Turkey Creek Township. (237 EMS D18 Ln)

Case No. Var – 2025-213 – Steve & Jackie Saylor - Petition for a Variance which would permit the construction of a residence accessory building 23 feet from the south right-of-way. The property is located on the north side of EMS D18A1 Lane and 193 feet north of EMS D18B Lane in Turkey Creek Township. (237 EMS D18 Ln)

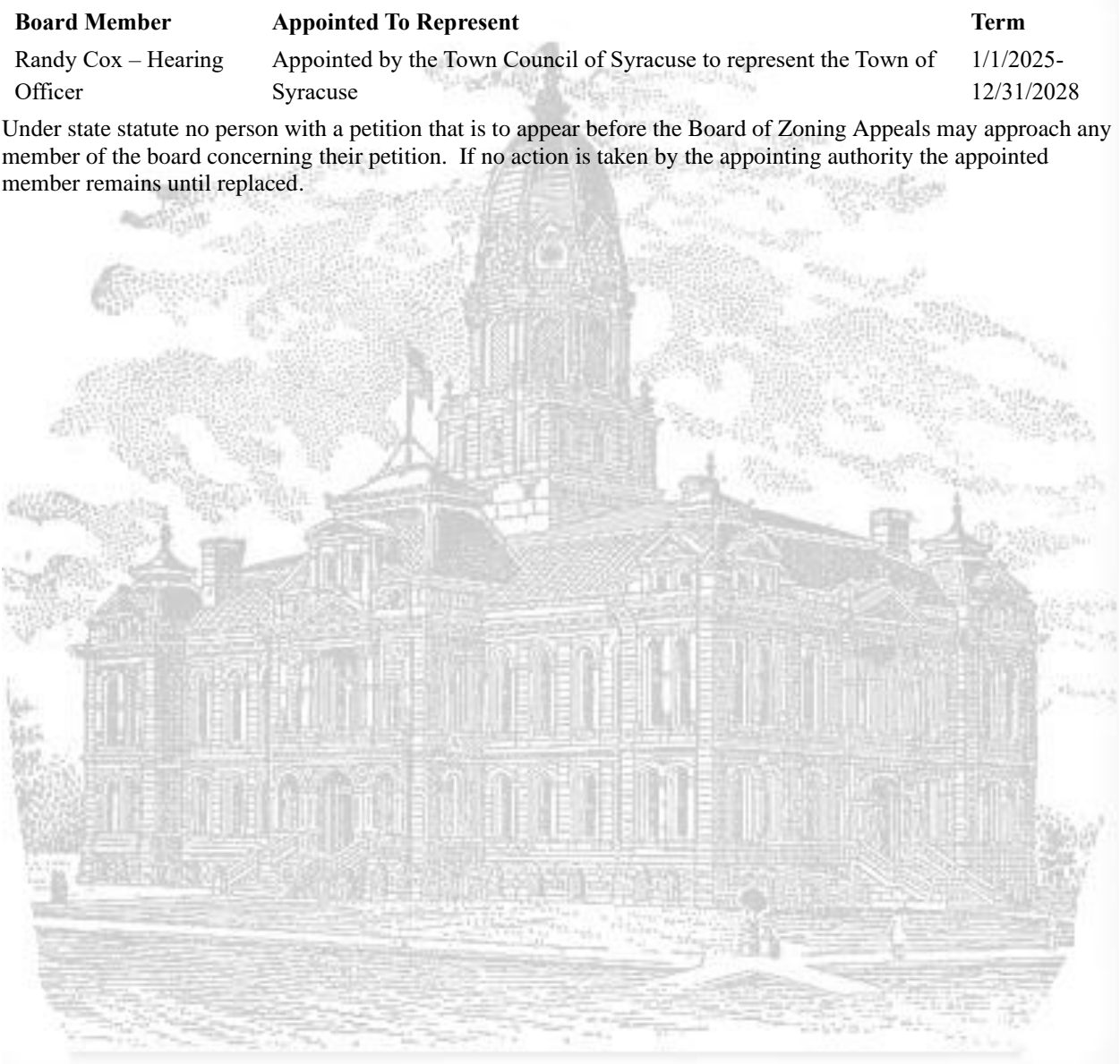
Case No. Var – 2025-214 – William Kopp - Petition for a Variance which would permit the construction of a residence addition (open deck) 22 feet from the water’s edge. The property is located on the west side of Grand Blvd and 0 feet east of Lake Wawasee in Turkey Creek Township. (10365 N Grand Blvd)

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

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Board Member	Appointed To Represent	Term
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 –

August 12, 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:

New Business:

Case No. Ex – 2025-67 – Kevin Carr - Petition for an Exception for the purpose of allowing the change & alteration from a previously granted Exception by allowing Auto Repair (detailing, ceramic coating, window tint, dent or hail damage, paint protection) in an Industrial 2 District. The property is located on the east side of State Road 15 and 670 feet north of County Road 350 North in Plain Township. (3624 N SR 15)

Case No. Var – 2025-175 – Kevin Carr - Petition for a Variance which would permit the change & alteration of a previously granted Variance by allowing 2 uses on one tract of ground (Financial Business & Auto Repair). The property is located on the east side of State Road 15 and 670 feet north of County Road 350 North in Plain Township. (3624 N SR 15)

Case No. Var – 2025-176 – Jason Grafton - Petition for a Variance which would permit allowing a gazebo to remain as placed on the platform without permits, 6 feet from the north channel and 17 feet from the lake water's edge. The property is located on the east side of EMS B51 Lane and 321 feet south of EMS B51A Lane in Tippecanoe Township. (36 EMS B51 Ln)

Case No. Var – 2025-184 – John & Margo Layman - Petition for a Variance which would permit allowing a residence addition to remain as placed 26 feet from the water's edge. The property is located on the south side of EMS B13 Lane and 114 feet west of State Road 13 in Tippecanoe Township. (25 EMS B13 Ln)

Case No. Var – 2025-188 – Lamar & Vonda Mast - Petition for a Variance which would permit allowing a restrictive covenant combining 2 parcels, put on to correct a violation to be eliminated in order for the owner to rezone and plat the parcel into separate parcels. The property is located on the north side of County Road 1050 North and 1830 feet west of State Road 19 in Scott Township. (8400 W 1050 N)

Case No. Var – 2025-189 – Keith McGrath - Petition for a Variance which would permit the construction of a residence addition 1.6 feet from the east property line (will stay in line with existing porch). The property is located on the north side of Chapman Lake Drive and 751 feet northeast of EMS C19 Lane in Plain Township. (1777 Chapman Lake De)

Case No. Var – 2025-190 - Keith McGrath - Petition for a Variance which would permit allowing a 12.4' x 8' tall fence to be placed 3 feet in off the east side property line, right next to where the neighbors back deck faces. The property is located on the north side of Chapman Lake Drive and 751 feet northeast of EMS C19 Lane in Plain Township. (1777 Chapman Lake De)

Case No. Var – 2025-191 – Patty Wolfe - Petition for a Variance which would permit allowing a 6 foot tall residential fence too tall in a street yard (within the drainage utility easement) where ordinance allows 3 feet tall. The property is located on the west side of Copperwood Estates and 0 feet east of County Road 75 East in Wayne Township. (1207 Dresden Dr)

Case No. Var – 2025-193 – Matthew Klabisch - Petition for a Variance which would permit allowing a deck (previous owner) and pergola to remain as placed 0 feet from the west property line. The property is located on the north side of Hatchery Road and 971 feet northwest of Denzel Drive in Turkey Creek Township. (8764 E Hatchery Rd)

Case No. Ex – 2025-71 – Susan Degenkolb - Petition for an Exception for the purpose of allowing the placement of a 20 x 12 residential accessory building (shed) on a lot without a residence in a Residential District. The property is located on the east side of Caldwell Lake Drive and 456 feet south of County Road 750 South in Clay Township.

Case No. Var – 2025-195 – Patricia Conery - Petition for a Variance which would permit the construction of a carport 3 feet from the right-of-way of the road. The property is located on the southeast side of EMS C27C1 Lane and 241 feet south of EMS C27C Lane in Plain Township. (50 EMS C27C1 Ln)

Case No. Ex – 2025-73 – Tamara Stackhouse - Petition for a Variance which would permit the change of a granted Exception (12045E – Home Based Business) to Commercial Recreation (therapeutic horseback center) and allow the expansion of 2 new barns and relocate the chapel in an Agricultural District. The property is located on the north side of County Road 525 North and 113 feet west of County Road 350 East in Plain Township. (3386 E 525 N)

Case No. Var – 2025-200 – Richard Flora - Petition for a Variance which would permit the placement of a 6 x 10 shed 7.5 feet from the west road right-of-way. The property is located on the east side of EMS D18C Lane and 0 feet west of EMS D18 Lane in Van Buren Township. (16 EMS D18C Ln)

Case No. Var – Thomas & Charlotte Hepburn - Petition for a Variance which would permit the construction of residence additions 12.6 feet from the right-of-way of the road, 8 feet from the west property line and 32 feet from the water's edge. The property is located on the south side of EMS C2 Lane and 247 feet west of Chapman Lake Drive in Plain Township. (29 EMS C2 Ln)

Case No. Var – 2025-204 – Michael & Christi McElhaney - Petition for a Variance which would permit the construction of a residential accessory building 25 feet from the right-of-way of the road. The property is located on the north side of EMS W17 Lane and 26 feet northwest of EMS W18 Lane in Tippecanoe Township. (248 EMS W17 Ln)

Case No. Var – 2025-209 – Lisa Bender - Petition for a Variance which would permit allowing a residence addition and hot tub to remain as placed without permits or hearing approval 13.9 feet from the west right-of-way and 10 feet from the south right-of-way. The property is located on the south side of EMS D18C Lane and 580 feet west of EMS D18 Lane in Van Buren Township. (111 EMS D18C Ln)

Case No. Var – 2025-210 - Lisa Bender - Petition for a Variance which would permit allowing an 8 x 10 shed to remain as placed without hearing approvals 5 feet from the south right-of-way. The property is located on the south side of EMS D18C Lane and 580 feet west of EMS D18 Lane in Van Buren Township. (111 EMS D18C Ln)

Case No. Var – 2025-211 – Milligan Family - Petition for a Variance which would permit the construction of a residence addition 20 feet from the right-of-way of the road, 3.2 feet from the north property line, 3.7 feet from the south property line and 26.3 feet from the water's edge. The shed will be removed. The property is located on the east side of Sunrise Drive and 600 feet northeast of Venetian Drive in Turkey Creek Township. (11676 N Sunrise Dr)

Case No. Ex – 2025-78 – Lamar Bost - Petition for an Exception for the purpose of allowing Storage Warehousing in an Agricultural District. The property is located on the west side of Old State Road 15 and 0 feet south of County Road 1300 North in Van Buren Township.

Case No. Ex – 2025-81 – Chad Bollenbacher - Petition for an Exception for the purpose of allowing Motorized Vehicle Sales, Service & Repair (ATV's, Boats, Jet Ski, Side by Sides) in a Commercial District. The property is located on the north side of County Road 400 North and 0 feet east of State Road 13 in Tippecanoe Township.

Case No. ZA – 2025-1 – Katrina Kerlin – Petition for an Appeal of the Plan Commission Director's determination that an existing structure is classified as a cargo container due to its construction and is subject to the regulations of section 3.5.3 of the Kosciusko County Zoning Ordinance. The property is located east side of Jefferson Street and 155 feet southeast of Myrtle Glen Road in Lake Township. (606 N Jefferson St)

Other Business:

Directors Comments:

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

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Board Member	Appointed To Represent	Term
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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