January 22, 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 February 12, 2024 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 – 2024-5 – Pamela Reed –** Petition for an Exception for the purpose of allowing an oversized accessory building to remain as constructed (1248 sq.ft.) where Ordinance allows 1200 sq.ft. in a Residential District. The property is located on the south side of Natti Crow Road and 341 feet west of Turkey Creek Road in Turkey Creek Township. (9403 E Natti Crow Rd)

**Case No. Var – 2024-15 – Paul Obermeyer –** Petition for a Variance which would permit allowing an existing shed to remain 30 feet from the water’s edge. The property is located on the southeast side of EMS B6C Lane and 40 feet south of EMS B6 Lane in Tippecanoe Township. (74 EMS B6C Ln)

**Case No. Ex – 2024-6 – Aden Hochstetler -** Petition for an Exception for the purpose of allowing a Home Based Business (bookstore) to remain as established in an Agricultural District. The property is located on the west side of County Road 1050 West and 2076 feet north of County Road 1350 North in Scott Township (13871 N 1050 W)

**Case No. Ex – 2024-8 – Lloyd Schwartz -** Petition for an Exception for the purpose of allowing a Home Based Business (construct new buggies & buggy repair) in an Agricultural District. The property is located on the south side of County Road 575 North and 575 feet east of State Road 19 in Etna Township.

**Case No. Var – 2024-18 – William Rauh -** Petition for a Variance which would permit being allowed to add cubic content (peaked roof) 19’10” from the right-of-way of the road (35’ required). The property is located on the west side of Partridge Drive and 544 feet east of Lakeshore Drive in Seward Township. (5605 W Partridge Dr)

**Case No. Ex – 2024-9 – John Martin -** Petition for an Exception for the purpose of allowing a Home Based Business (Stairs Parts repairs and supplies) in an Agricultural District. The property is located on the west side of County Road 700 West and 117 feet south of US 30 in Prairie Township (2131 N 700 W)

**Case No. Var – 2024-20 – Thomas Miller -** Petition for a Variance which would permit the construction of a residence 11’5” from the rear property line and allow a future deck 4’11” from the rear property line. The property is located on the north side of EMS D18C Lane and 513 feet northwest of EMS D18 Lane in Van Buren Township.

**Case No. Ex – 2024-11 – Gloria Chupp -** Petition for an Exception for the purpose of the construction of a 5084 sq.ft. oversized accessory building (1200 maximum size allowed) in a Residential District. The property is located on the south side of County Road 1250 North and 0 feet southeast of East Wawasee Drive in Turkey Creek Township. (9041 E 1250 N)

**Case No. Var – 2024-23 – Steven Gaughan -** Petition for a Variance which would permit a variance to enclose a garage door to convert garage to living space 14 feet from a south road right-of-way. The property is located on the west side of EMS T30A Lane and 215 feet southwest of EMS T30 Lane in Plain Township. (37 EMS T30A Ln)

**Case No. Ex – 2024-12 – David Gunkel -** Petition for an Exception for the purpose of the change and alteration of a non-conforming tract (duplex on undersized lot) by allowing the construction of a 24 x 36 residence accessory building in a Residential District. The property is located on the north side of Circle Drive South and 187 feet east of Denzel Drive in Turkey Creek Township. (8994 E Circle Dr S)

**Case No. Var – 2024-24 – Kathy Schlotterback -** Petition for a Variance which would permit allowing the reconstruction of roof, extending overhang 4 ½ feet from the east property line, 8 feet from the right-of-way of the road and 4 feet from the south property line (rebuilding existing porch, expanding 8 feet to the right-of-way). The property is located on the east side of EMS B54 Lane and 121 feet south of Barbee Road in Tippecanoe Township. (20 EMS B54 Ln)

**Case No. Ex – 2024-13 – Apex Powersports Pierceton -** Petition for an Exception for the purpose of the change & alteration of granted Exceptions (03070E, 09012E) by allowing the construction of two new building (2 existing buildings will be removed) for sale and storage of recreational motor vehicles in a Commercial District. The property is located on the north side of County Road 200 North and 0 feet east of State Road 13 in Tippecanoe Township. (7536 E 200 N)

**Case No. Ex – 2024-14 – Tarbert Properties -** Petition for an Exception for the purpose of the change & alteration of granted Exceptions (19009 & 3072) by allowing the construction of a lean-to on the existing wash bay in a Commercial District. The property is located on the east side of State Road 15 and 2043 feet north of Levi Lee Road in Plain Township. (4760 N SR 15)

**Case No. Var – 2024-29 - Eric & Rebecca Essig -** Petition for a Variance which would permit the construction of a residence addition (covered deck) 20 feet from the water’s edge. The property is located on the north side of EMS T34D1 Lane and 408 feet west of EMS T34C Lane in Plain Township. (18 EMS T34D1 Ln)

**Case No. Ex – 2024-16 – Monteith -** Petition for an Exception for the purpose of allowing Auto Repair and Service in an Industrial II District. The property is located on the east side of State Road 15 feet and 580 feet south of County Road 900 South in Lake Township. (9136 S SR 15)

**Case No. Ex – 2024-17 – Bryan Bibler -** Petition for an Exception for the purpose of the construction of a 26 x 48 (1248 sq.ft.) residence accessory building (864 maximum allowed) in a Residential District. The property is located on the northeast side of Chapman Lake Drive and 1641 feet north of County Road 250 North in Plain Township. (1998 Chapman Lake Dr)

**Case No. Ex – 2024-18 – Charles Walker -** Petition for an Exception for the purpose of the construction of an oversized accessory building (42x50) on a lot without a principal structure (will be combined to residence lot) in a Residential District. The property is located on the northwest side of Green Avenue and 0 feet south of County Road 1050 North in Turkey Creek Township.

**Case No. Var – 2024-31 – Charles Walker -** Petition for a Variance which would permit the construction of an oversized accessory building 6 feet from the northwest side property line (existing structure to be removed, slab to remain). The property is located on the northwest side of Green Avenue and 0 feet south of County Road 1050 North in Turkey Creek Township.

**Case No. Ex – 2024-19 – Olen Borkholder –** Petition for an Exception for the purpose of allowing 2 shipping containers (8x40) to be placed on an Agricultural tract of ground, to be used for storage. The property is located on the east side of County Road 400 West and 1204 feet south of County Road 1350 North in Jefferson Township. (13234 N 400 W)

**The regular meeting of the Kosciusko County Board of Zoning Appeals will be Tuesday January 13, 2024 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. Ex – 2024-2 – Jeremy Makinson -** Petition for an Exception for the purpose of allowing Boat and RV/Camper Storage in a Commercial District. The property is located on the east side of State Road 13 and 0 feet south of County Road 200 North in Washington Township. (7529 E 200 N)

**Case No. Ex – 2024-7 – Michale Ousley -** Petition for an Exception for the purpose of the change & alteration of a granted Exception (18012E) to allow a camper to remain for overflow family in a Commercial District. The property is located on the south side of County Road 500 North and 548 feet west of State Road 13 in Tippecanoe Township. (7865 E 500 N)

**Case No. Var – 2024-16 – Dena Kramer -** Petition for a Variance which would permit being allowed to rebuild and extend an existing deck 24 feet from the water’s edge and 2.2 feet from the north property line. The property is located on the west side of Eastshore Drive and 1314 feet north of Cornelius Drive in Turkey Creek Township. (13049 N Eastshore Dr)

**Case No. Var – 2024-17 – Michael Glunt -** Petition for a Variance which would permit the construction of a residence addition (screened porch) 6 inches from the right-of-way of the road. The property is located on the west side of EMS R4E Lane and 76 feet west of EMS R4 Lane in Washington Township. (9 EMS R4E) **DROPPED**

**Case No. Ex – 2024-10 – Scott Kreps -** Petition for an Exception for the purpose of allowing a 32 x 11.5 foot shed to remain a tract without a residence in a Residential District. The property is located on the east side of EMS B74 Lane and 309 feet north of McKenna Road in Tippecanoe Township. **DROPPED**

**Case No. Var – 2024-19 – Scott Kreps -** Petition for a Variance which would permit allowing a 32x11.5 shed to remain 17 feet from the right-of-way of the road, 4 feet from the south property line, 5 feet from the north property line and 10 feet from the rear property line. The property is located on the east side of EMS B74 Lane and 309 feet north of McKenna Road in Tippecanoe Township. **DROPPED**

**Case No. Var – 2024-25 – Stephen & Diann Johandes -** Petition for a Variance which would permit raising the 2nd story of rear residence 3’ +/- to permit 8’ interior ceiling and install deck over flat roof 1.3 feet from the side line and 8.1 feet from the right-of-way. Permit two (2) residences on a single parcel. The property is located on the north side of Southshore Drive and 0 feet south of Lake Wawasee in Turkey Creek Township. (10936 N Southshore Dr)

**Case No. Var – 2024-26 – James Smiley -** Petition for a Variance which would permit allowing a 9.5 x 12 shed (no permit required) to remain as placed 2 feet from the north property line (10 feet required). The property is located on the west side of Heide Lane and 268 feet north of Lehman Drive in Van Buren Township. (211 Heide Ln)

**Case No. Ex – 2024-15 – Joel Scharpenberg -** Petition for an Exception for the purpose of being allowed to have Agricultural Uses (6 chickens – no roosters & 3 ducks) in a Residential District. The property is located on the east side of EMS D24A Lane and 132 feet west of EMS D24B Lane in Van Buren Township. (48 EMS D23A Ln)

**Case No. Var – 2024-27 – Todd Eby -** Petition for a Variance which would permit the construction of a new residence 20 feet from the right-of-way of the road (side load garage), 30 feet from the water’s edge and 5 feet from each sideline. The property is located on the south side of Sunset Lane and 0 feet north of Lake Wawasee in Turkey Creek Township (8685 E Sunset)

**Case No. Var – 2024-28 - Todd Eby -** Petition for a Variance which would permit the construction of a new boathouse 0 feet from the water’s edge, 1 foot from the west sideline and 1 foot from the right-of-way of the road (replacing existing boathouse). The property is located on the south side of Sunset Lane and 0 feet north of Lake Wawasee in Turkey Creek Township (8685 E Sunset)

**Case No. Var – 2024-30 – Timothy Sylvester -** Petition for a Variance which would permit allowing an existing (8x26) lean-to to remain 3.6 feet from the east property line where 15 feet is required (variance 93211 was granted for a garage to be 10 feet to the east and north property lines. Permit 931398 was for a 28x30 garage and a 30x32 garage was construct. The property is located on the east side of State Road 13 and 0 feet east of County Road 125 South in Washington Township. (1268 S SR 13)

**Other Business:**

**Directors Comments:**

The minutes of the January 9, 2024 regular meeting are enclosed for your review.

Sincerely,

Matthew Sandy

Director

at

enclosure