

March 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 April 8, 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:

Case No. Var – 2024-54 – Michael Kohn – Petition for a Variance which would permit allowing a shed to remain as placed 20 feet from the right-of-way of the road (35' required). The property is located on the south side of Bruner Road and 86 feet southwest of Palestine Lane in Harrison Township. (3633 S Bruner Rd)

Case No. Ex – 2024-29 – Ken & Jaime Archer – Petition for an Exception for the purpose of the change & alteration of a granted Exception (01095E) by allowing an awning to remain as placed at 3 feet to adjacent mobile home, when previous hearing requires 10 feet between structures in a Residential District. The property is located on the south side of Hill Lake Road and 1191 feet west of State Road 15 in Clay Township. (3605 W Hill Lake Rd)

Case No. Var – 2024-55 – Ken & Jaime Archer - Petition for a Variance which would permit the placement of a new shed 6 feet from the adjacent mobile home (21) – the current cage & shed will be removed. The property is located on the south side of Hill Lake Road and 1191 feet west of State Road 15 in Clay Township. (3605 W Hill Lake Rd)

Case No. Ex – 2024-30 – Ricky Kaluf - Petition for an Exception for the purpose of allowing an oversized accessory building (912 sq.ft.) to remain (by previous owner) and to modify the building with a new 2nd story in a Residential District. The property is located on the west side of Pleasant Street and 103 feet north of Eldora Drive in Lake Township. (603 N Pleasant St)

Case No. Var – 2024-58 – Josh Mohr - Petition for a Variance which would permit the placement of a carport with canvas side 19 feet from the right-of-way of EMS B1A Lane. The property is located on the north side of EMS B1A Lane and 0 feet west of EMS B1 Lane in Tippecanoe Township. (4 EMS B1A Ln)

Case No. Var – 2024-60 – D & D Electric - Petition for a Variance which would permit the construction of a Warehouse 18 feet from the right-of-way of US 30. The property is located on the north side of Old Road 30 and 0 feet south of US 30 in Etna Township. (8230 W Old Rd 30)

Case No. Var – 2024-61 – Andrew & Kristen Davisson - Petition for a Variance which would permit the construction of roof/awning 27.5 feet from the water's edge. The property is located on the east side of County Road 800 East and 412 feet south of Vawter Park Rd in Turkey Creek Township. (10458 N 800 E)

Case No. Ex – 2024-37 – Gary Breske - Petition for an Exception for the purpose of the construction of a 30 x 50 (1500 sq.ft.) oversized accessory building where Ordinance allows 1200 sq.ft. in a Residential District. The property is located on the north side of Dawn Drive and 235 feet west of State Road 15 in Lake Township. (3002 W Dawn Dr)

Case No. Var – 2024-62 – Ron Haskins - Petition for a Variance which would permit the construction of a residence addition (covered porch) 14 feet from the right-of-way of EMS W30A1 Lane. The property is located on the south side of EMS W30A1 Lane and 580 feet northwest of EMS W30A Lane in Tippecanoe Township. (59 EMS W30A1 Ln)

Case No. Var – 2024-64 – Clifton Palmer - Petition for a Variance which would permit the construction of a residence addition 7'4" from a west side property line (10' required). The property is located on the north side of Wyland Creek Drive and 0 feet north of County Road 350 East in Wayne Township. (3486 E Wyland Creek Dr)

Case No. Ex – 2024-38 – Vincent Pattengale - Petition for an Exception for the purpose of the alteration to a previously granted Exception for the construction of 2 gable pavilions at a campground in an Environmental District. The property is located on the west side of County Road 1000 East and 2655 feet north of County Road 450 North in Tippecanoe Township. (5121 N 1000 E)

Case No. Var – 2024-65 – John Hilgeman - Petition for a Variance which would permit allowing a 10 x 16 shed to remain as placed by previous owner 13 feet from the road right-of-way and allow the placement of 2 LP tanks 12 feet from the road right-of-way and 0 feet from the south property line (one is owned by the neighbor to the south). The property is located on the west side of EMS B1E Lane and 350 feet south of EMS B1E Lane in Tippecanoe Township. (37 EMS B1E)

Case No. Var – 2024-66 – Kyle Dunphy - Petition for a Variance which would permit allowing a residence to be elevated to meet floodplain requirements 4.1 feet from the south property line, 14 feet from the water's edge on the east, 12 feet from the north property line and 14 feet from the right-of-way of EMS B40G Lane. The property is located on the southeast side of EMS B40G Lane and 1400 feet southeast of EMS B40 Lane in Tippecanoe Township. (55 EMS B40G Ln)

Case No. Var – 2024-68 – Pamela Wood - Petition for a Variance which would permit allowing a 12 x 24 shed to remain as placed 28 feet from a south right-of-way without permits or hearing and allow a 14 x 32 shed to be located 28 feet from the right-of-way of North Street. The property is located on the north side of North Street and 120 feet west of Main Street in Van Buren Township. (56 W North St)

Case No. Ex – 2024-39 – Tom Bottos - Petition for an Exception for the purpose of the change & alteration of a granted Exception (11039E) by allowing a covered deck to remain as placed in an Agricultural District. The property is located on the west side of Chapman Lake Drive and 171 feet south of EMS C3 Lane in Plain Township. (451 Chapman Lake Dr)

9:30 A.M.

Case No. Var – 2024-69 – Noel Muskulin - Petition for a Variance which would permit allowing a residence accessory to remain as placed 27.5 feet from the right-of-way (35' required) (placed by previous owner ILP 190834 that is 1200 sq.ft. when Ordinance allows 720 tract has since been split). The residence will be added to structure by end of August. The property is located on the east side of EMS W16A Lane and 0 feet south of EMS W16 Lane in Tippecanoe Township. (continued to May)

Case No. Var – 2024-71 – Lisa Miller - Petition for a Variance which would permit the construction of a residence 11 feet from the rear property line and in the future the construction of a covered deck 3'6" 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. (64 EMS D18C Ln)

Case No. Var – 2024-72 – Trent McDonald - Petition for a Variance which would permit the placement of an Outside Freezer 15 feet from the right-of-way of Elm Street. The property is located on the north side of Main Street and 0 feet east of Elm Street in Lake Township (108 W Main St)

Case No. Ex – 2024-41 – Andrea Klinger - Petition for an Exception for the purpose of allowing the placement of a 16 x 24 shed on a lot without a principal structure (construction of residence to be within 3 years) in a Residential District. The property is located on the west side of EMS B5 Lane and 0 feet west of EMS B6 Lane in Tippecanoe Township.

Case No. Var – 2024-73 – Andrea Klinger - Petition for a Variance which would permit the placement of a 16 x 24 shed 14 feet from the right-of-way of EMS B5 Lane and 25 feet from the water's edge. The property is located on the west side of EMS B5 Lane and 0 feet west of EMS B6 Lane in Tippecanoe Township.

Case No. Var – 2024-74 – Garrett Howell - Petition for a Variance which would permit allowing an off-premise billboard to be 65 feet to the closest residential district where ordinance requires 300 feet & 198 feet to the closest sign/billboard on same side of the of the road (500' required). The property is located on the east side of State Road 15 and 92 feet southeast of Dixie Drive in Lake Township. (808 N Jefferson St)

Case No. Var – 2024-75 – Garrett Howell - Petition for a Variance which would permit allowing an off-premise billboard to be 186.5 feet to a public use (300' required) & 255.7 feet to the closest sign/billboard on the same side of the road (500' required). The property is located on the south side of County Road 400 North and 210 feet southwest of State Road 15 in Plain Township. (795 W 400 N)

Case No. Ex – 2024-42 – Dorothy Apeland - Petition for an Exception for the purpose of allowing a 2nd residence on property, convert a portion of detached garage to living quarters, where Ordinance allows 1 primary structure in an Agricultural District. The property is located on the west side of County Road 400 East and 850 feet south of County Road 300 North in Plain Township. (2809 N 400 E)

Case No. Var – 2024-76 – John Troyer - Petition for a Variance which would permit the construction of a new residence 28 feet from the right-of-way of EMS D18B Lane. The property is located on the south side of EMS D18B Lane and 0 feet southeast of EMS D18 Ln in Turkey Creek Township. (7 EMS D18B Ln)

Case No. Ex – 2024-43 – Doug Dickerhoff - Petition for an Exception for the purpose of being allowed to continue a Motorized Vehicle Sales, Service & Repair Business in a Commercial District. The property is located on the northwest side of Matchett Drive and 300 feet northeast of US 30 in Washington Township. (7 Matchett Dr)

Case No. Ex – 2024-44 – Gabriel Helmuth - Petition for an Exception for the purpose of allowing a Home Based Business (dog kennel) in an Agricultural District. The property is located on the north side of State Road 19 and 1817 feet west of County Road 900 West in Scott Township. (8811 N SR 19)

The regular meeting of the Kosciusko County Board of Zoning Appeals will be Tuesday April 9, 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. Ex – 2024-25 – Paton Farms - Petition for an Exception for the purpose of the change & alteration of a non-conforming campground and granted Exception (10028E) by allowing 12 new home site (EMS T33J Ln), allow a 20 x 20 gazebo, 66 x 160 boat storage building and 10 more home sites on EMS T33B Lane in an Agricultural District. The property is located on the east side of County Road 300 East and 2228 feet south of County Road 750 North in Plain Township. (9 EMS T33H Ln)

Continuance of Case No. Var – 2024-44 – Thomas Michalski - Petition for a Variance which would permit allowing a residence addition (covered deck) to remain 20 feet from the water's edge. The property is located on the east side of EMS B1D Lane and 90 feet south of EMS B1 Lane in Tippecanoe Township. (8 EMS B1D Ln)

Case No. Var – 2024-67 – Thomas Michalski - Petition for a Variance which would permit allowing sheds to remain as placed (8x16) 0.58 feet from the north property line and an addition on older shed 2.5 feet from the north line making the shed 9x19 overall. The property is located on the east side of EMS B1D Lane and 47 feet south of EMS B1 Lane in Tippecanoe Township. (8 EMS B1D Ln)

Case No. Ex – 2024-31 – Gregory Bird - Petition for an Exception for the purpose of allowing an accessory structure (20 x 12 shed with porch) to remain while residence is demolished and will rebuild in 3 years in a Residential District. The property is located on the east side of EMS B73 Lane and 210 feet north of Barbee Road in Tippecanoe Township. (44 EMS B73 Ln)

Case No. Ex – 2024-32 – Joseph Toth - Petition for an Exception for the purpose of the construction of a 30 x 56 (1680 sq.ft.) oversized accessory building (864 sq.ft. allowed by ordinance) in a Residential District. The property is located on the east side of EMS W28 Lane and 360 feet north of Backwater Road in Tippecanoe Township. (42 EMS W28 Ln)

Case No. Var – 2024-59 – Joseph Toth - Petition for a Variance which would permit the construction of an oversized accessory building 5 feet from the right-of-way of the road (25' required). The property is located on the east side of EMS W28 Lane and 360 feet north of Backwater Road in Tippecanoe Township. (42 EMS W28 Ln)

Case No. Ex – 2024-33 – Lucas Britton - Petition for an Exception for the purpose of allowing Chickens (5 total – no roosters) and 1 Turkey in a Residential District and construct a chicken coop. The property is located on the east side of Ferguson Road and 545 feet south of County Road 200 South in Wayne Township. (2118 S Ferguson Rd)

Case No. Ex – 2024-35 – Kosciusko County ABATE - Petition for an Exception for the purpose of allowing the continuance of the approved Commercial Recreation (“Hawg Waller” Camping, Concert & Public Gathering) One weekend a year through Case # 21025E in an Agricultural District. The property is located on the south side of Old Road 30 and 3699 feet west of County Road 600 East in Washington Township. (5227 E Old Rd 30)

Case No. Var – 2024-63 – Ron & Mary England - Petition for a Variance which would permit being allowed to replace a 16 x 24 garage 0.6 feet from the side property line and $\frac{3}{4}$ of a foot from a rear property line. The property is located on the north side of Kokomo Road and 225 feet west of County Road 750 West in Seward Township. (7296 W Kokomo Rd)

Case No. Ex – 2024-36 – Michael Wilson - Petition for an Exception for the purpose of allowing a 9 x 53 semi trailer to remain as placed for storage in a Residential District. The property is located on the north side of County Road 250 South and 862 feet west of Lake Sharon Road in Wayne Township. (2380 E 250 S)

Case No. Var – 2024-70 – David Farlow - Petition for a Variance which would permit the construction of a residence addition (10x18) 3 feet from the right-of-way of the road (25’ required). The property is located on the west side of Edgewater Street and 692 feet north of Dixie Drive in Lake Township. (1011 N Edgewater St)

Case No. Ex – 2024-40 – Gregory Harden - Petition for an Exception for the purpose of being allowed to convert an existing building to living quarters (3 bedrooms, 2 baths & kitchen) for overflow family. In future to use the 2nd residence for an Airbnb or split off structure and combine with the tract of ground to the east in an Agricultural District. The property is located on the east side of County Road 400 East and 0 feet north of County Road 375 North in Tippecanoe Township. **DROPPED**

Case No. ZA – 2024-1 – Steve Snyder – Petition to Appeal the Plan Commission Director’s determination, that a proposed use is ineligible to be forwarded to the APC under other use section 2.13.2 and Other Exceptions: In addition to the uses stated under exceptions in each District, any other similar uses which the Area Plan Commission may determine to be consistent with the objectives and purposes of the particular District may be permitted.

Other Business:

Directors Comments:

The minutes of the March 11 & 12, 2024 regular meeting are enclosed for your review.

Sincerely,

Matthew Sandy
Director

At
enclosure