

STARKE COUNTY BOARD OF ZONING APPEALS

53 EAST MOUND STREET

KNOX, IN 46534

PHONE: 574-772-9176

AGENDA

February 14, 2022

Time of meeting – 6:30 p.m. (CST)

TO ALL BOARD MEMBERS AND COUNCIL OF THE STARKE COUNTY BOARD OF ZONING APPEALS.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL -

- Bob Troike
- Mark Allen
- Denise Cultice
- Gwen Rentz
- Jason Downs
- Martin Bedrock
- Boz Williams
- Mary Beever

III. BOARD ORGANIZATION

- _____ - Chairperson
- _____ - Vice-Chairperson
- _____ - Executive Secretary
- _____ - Member
- _____ - Member
- _____ - Attorney
- _____ - BZA Secretary

*The Planning Commission may/will attend this meeting.

IV. APPROVAL/ADOPTION OF MINUTES - November 8, 2021

V. PUBLIC NOTICE -

- Public hearing to consider a use variance request by Adam Novath, to open a gun smithing business in his home, on property owned by Steve & Mary Novath and described as follows: Pt S ½ NW 2 A. S27/T32/R3, 2 acres, Parcel number 75-09-27-100-004.200-013, located at 7095 S. 250 W. North Judson, IN 46366.
- Public hearing to consider a use variance request by Linda Banasiak, to operate an air b & b business with two rental units, on property owned by Linda Banasiak, and described as follows: Pt W side E ½ SW S5/T32/R2, 5.95 acres, Parcel number 75-10-05-300-026.000-002, located at 1355 E. 350 S. Knox, IN 46534.
- Public hearing to consider an area variance request by Raymond Born, to build a home on the R-2 zoned property with it only having 70 feet of road frontage in R-2 zoned area without public sewer, on property owned by Raymond & Diane Born & Justin & Marla Born and described as follows: Pt S ½ NE, S6/T32/R1, 16.93 acres, Parcel number 75-11-06-200-022.200-008, located at 700 E. West of 6730 E Quail Run. Knox, IN 46534.)
- Public hearing to consider an area variance request by Tim & Dinnah Howard, to have a home that is only 35 feet from the center of the road on an Ag. Zoned corner lot, on property owned by Timothy & Dinnah Howard and described as follows: Pt E ½ Sw S5/T32/R2, 1 acre, Parcel number 75-10-05-300-045.201-002, located at 1482 E. 400 S. Knox, IN 46534.

VI. OLD/NEW BUSINESS -

- **Harbour House Extension**- the Board of Zoning Appeals voted to GRANT the request with the following stipulations on February 8, 2021:
 - i. The units must be painted
 - ii. The decision of the BZA is only valid for one year, at which time the applicant must then appeal to the board to ask for an extension of time to keep the units on the property if needed. There shall be no charge to assessed with asking for an extension.
 - iii. Permits for the units must be obtained in the planning commission office for the units.
- **Jan & Anna Krzemien Extension** - the Board of Zoning Appeals voted to GRANT the request at 4987 S. Cranberry Ln. Knox, IN 46534. to place a garage on a corner lot only 28' & 18' from the center of the roads in an R-3 zoned area.
- **Meeting Schedule** - dates to be changed to 2nd Wednesday of each month.
- **Annual Report 2021**