

Marshall County Board of Zoning Appeals  
Regular Meeting  
April 9, 2024, at 7:00pm  
112 West Jefferson Street, Room #203  
Plymouth, Indiana

## Agenda

### Roll Call

Review Minutes of the March 12, 2024, meeting.

1. 24-BZA-05 BEHRENS, Deitrick & Mary Ann - A request for a Variance of Developmental Standard to allow a roadside setback reduction from the required 30' to 23', a lakeside setback reduction from the required 45' to 23', a south side yard setback reduction from the required 5' to 3', a north side yard setback reduction from the required 5' to 4', and impervious coverage from the required 45% to 65% to allow a new residence; located at: 4095 Lakeshore Dr. Bremen, IN German Twsp. Zoned L-1.
2. 24-BZA-06 SCHWARTZ, Alvin & Laura - A request for a Variance of Developmental Standard to allow a reduction in front yard setback from the required 60' to 40' from the right of way to build a new house; located at: 9005 Jarrah Rd. Plymouth, IN Center Twsp., Zoned A-1.
3. 24-BZA-07 RICO, Sergio - A request for a Variance of Developmental Standard to reduce the east side yard setback from the required 15' to 10' to allow an existing 14x14' shed; located at: 20898 US 6 Walkerton, Polk Twsp., Zoned A-1.
4. 24-BZA-08 TIBBS, Bryce & Katlin - A request for a Variance of Developmental Standard to reduce the front yard setback from the required 60' from right away to 62' from the edge of road to add on the south side of the house; located at: 3590 King Rd., Bremen North Twsp., Zoned A-1.
5. 24-BZA-09 STONE, James & Sarah - A request for a Variance of Developmental Standard to allow a roadside setback reduction from the required 30' to 20'6" from right of way and an increase in maximum lot coverage from the required 30% to 35% to add a 16'x28' garage addition; located at: 14161 Lawrence Lake Dr. Plymouth, Center Twsp., Zoned L-1.
6. 24-BZA-10 CALHOUN, Brandon & Shanta - A request for a Variance of Developmental Standard to allow a secondary before a primary to build a 32x48' pole barn across from residence; located at: across the street from 15942 Menominee Dr. Plymouth (50-31-24-000-120-000-017), West Twsp., Zoned L-1.
7. 24-BZA-11 BODMER, John - A request by A & M Homes Services for a Variance of

Developmental Standard to allow a front yard setback reduction from the required 60' to 30' from the right of way to allow an existing deck; located at: 18576 Cedar Rd. Tippecanoe, IN Tippecanoe Twsp., Zoned A-1.

8. 24-BZA-12 RIPPY, Adam - A request for a Variance of Developmental Standard to reduce two proposed lot widths from the required 210' to 80' and 160' for a proposed new home; located at: 4860 N. Underwood Rd. Walkerton, IN Polk Twsp., Zoned A-3.
9. 24-BZA-13 FROESCHKE, Kenneth & Stacy - A request for a Variance of Developmental Standard to reduce the front yard setback from the required 50' from right of way to 34' and the south side yard setback from the required 15' to 10' in order to build a storage building; located at: 5080 Venita Dr. Plymouth, IN Polk Twsp., Zoned A-1.
10. 24-BZA-14 GOLDSMITH, Ron & Olivia - A request for a Variance of Developmental Standard to allow replacement of an existing secondary before a primary with a 10x16 shed; located at: Lot 4 Hiawatha (across the street from 18415 Hiawatha Trl. Plymouth, IN West Twsp., Zoned L-1.
11. 24-BZA-15 BRADLEY, Walter & Ellen - A request for a Variance of Developmental Standard to reduce the front yard setback from the required 50' from right of way to 44' from the road to install handicap steps with a landing deck; located at: 19009 15th Road, Culver, IN Union Twsp., Zoned A-1.
12. 24-BZA-16 SCHALLER, Daniel & Stephanie - A request for a Variance of Developmental Standard to allow the creation of a partial that doesn't meet the 1 to 3 width to depth ratio (442'x2230'); located at: 50-31-19-000-072-000-017 West County Line Rd., Plymouth, IN West Twsp., Zoned A-1.

Other Business