

# AGENDA

## Bureau County Zoning Board of Appeals

**Thursday, May 18, 2023 - 7:00 p.m.**  
**2<sup>nd</sup> Floor County Boardroom, Courthouse, Princeton**

1. Call to Order
2. Roll Call
3. Approval of Minutes of Prior Meeting(s): April 20, 2023
4. Public Comment (not comments on the public hearings to be conducted at this meeting).
5. New Business:
  - A. **Public Hearing on Variation Request from Ethan Kloster et al. VARIATION from the Agricultural Setback requirements as stated in the Bureau County Zoning Ordinance** to install a 48' long x 24' wide ground mounted solar array as close as 12' from the right-of-way of 1355 N Ave., needs 50'. Requesting up to a 38' front yard **VARIATION**. The property is identified as being located on the south side of 1355 N Ave. approximately 3/8 mile west of I-180, 23986 1355 N Ave., Princeton. Parcel #16-25-400-007, is located on property in Section 25 of Princeton Township.
  - B. **Action on Ethan Kloster et al Variation Request.** The Board of Appeals will act on granting or denying the requested Variation.
  - C. **Public Hearing on Variation Request from Peyton J. Doran et al. VARIATION from the R-2 Setback requirements as stated in Article 3.53-4b. of the Bureau County Zoning Ordinance** to build a 28' x 68' single story home with attached garage, as close as 2' from the west property line, needs 10', and as close as 2' from the east property line, needs 10'. Requesting two 8' side yard **VARIATIONS**. The property is identified as being located on the north side of E. Jackson St. approximately 200' west of N. Pleasant St., 319 E. Jackson St., Ohio. Parcel #04-09-428-009, is located on property in the Village of Ohio, Section 9 of Ohio Township.
  - D. **Action on Peyton J. Doran et al Variation Request.** The Board of Appeals will act on granting or denying the requested Variations.
  - E. **Public Hearing on Variation Request from Michael S. Morrow et ux. VARIATION from the Home Occupation regulations as stated in the Bureau County Zoning Ordinance.** Requesting a **NON-CONFORMING USE VARIATION** to operate a dog boarding, daycare, training and grooming business utilizing an existing detached accessory structure. Facility will also include a future outdoor kennel area and have a 100' x 40' fenced outdoor play yard. Zoning Ordinance requires that home occupations be located in the home only. The property is identified as being located on the northwest corner of 3100 E St. and 1600 N Ave., 31943 1600 N Ave., Spring Valley. Parcel #18-08-400-002, is located on property in Section 8 of Hall Township.

- F. Action on Michael S. Morrow et ux Variation Request.** The Board of Appeals will act on granting or denying the requested Non-Conforming Use Variation.
- G. Public Hearing on Variation Request from Robert Robison et ux. VARIATION from the requirements as stated in Article 3.53-4d. of the Bureau County Zoning Ordinance** to install a 51' long x 17' wide ground mounted solar array closer to the right-of-way of Rt. 6 & 34 than the closest part of the home (front yard). Zoning Ordinance requires detached accessory structures to be placed in the side and rear yards only in the R-2 Zoning District. Requesting a **VARIATION** to place the array in the front yard. The property is identified as being located on the south side of US Hwy. 6, approximately ¼ mile west of Reed St., 5732 US Hwy. 6, Sheffield. Parcel #13-24-251-020, is located on property in the Village of Sheffield, Section 24 of Mineral Township.
- H. Action on Robert Robison et ux Variation Request.** The Board of Appeals will act on granting or denying the requested Variation.

**6. Other business**

**7. Adjourn**