

AGENDA

Bureau County Zoning Board of Appeals

Thursday, May 21, 2026

7:00 p.m.

2nd Floor County Boardroom,
Courthouse, Princeton

1. Call to Order
2. Roll Call
3. Approval of Minutes of Prior Hearing: April 16, 2026. Also approve minutes from Braided Creek Wind Hearings: August 20, 2025; September 10, 2025; September 29, 2025; September 30, 2025; October 8, 2025; November 12, 2025; December 10, 2025; January 22, 2026; January 26, 2026; February 5, 2026; February 24, 2026; March 5, 2026; March 9, 2026 and March 18, 2026.
4. Public Comment
5. New Business:
 - A. **Public Hearing on VARIATION requests from Jerry Jackson Et Ux. VARIATION** from the R-2 setback requirements as stated in Article 3.53-4d. of the Bureau County Zoning Ordinance to build up to a 10' x 16' (160 sq. ft.) single story addition as close as 3' from the East property line and as close as 3' from the west property line, needs 10'. Requesting two 7' side yard **VARIATIONS**. Proposed addition will also be as close as 0' from the rear property line, needs 30'. Requesting up to a 30' rear yard **VARIATION**. Also requesting a 35% **BULK VARIATION** to cover up 65% of the yard area with the primary structure. Ordinance allows only 30% maximum ground coverage. Also requesting a **VARIATION** to move existing building as close as 5' to the right-of-way of 2470 N Ave. (Main St)., needs 25' requesting up to a 20' front yard **VARIATION**. Also requesting a variation to expand a non-conforming structure to add said addition to existing non-conforming home. The property is identified as being located on the North side of 2470 N Ave. approx. 70' east of 2036 E St., 20369 2470 N Ave., Ohio. Parcel #04-33-126-005 is located in Section 31, Ohio Township.
 - B. **Action on Jerry Jackson Et Ux VARIATION requests.** The Board of Appeals will act on granting or denying the requested **VARIATIONS**.
 - C. **Public Hearing on VARIATION request from Jeffery A. Grabill Et Ux.** **VARIATION** from the Agricultural setback requirements as stated in the Bureau

County Zoning Ordinance to build up to a 14' x 24' enclosed carport as close as 10' from the East (side) property line, needs 30'. Requesting up to a 20' side yard **VARIATION**. The property is identified as being located on the North side of 1525 N Ave. approx. 870' west of 1840 E St., 18265 1525 N Ave., Princeton. Parcel #16-18-300-009 is located in Section 18, Princeton Township.

D. Action on Jeffery A. Grabill VARIATION request. The Board of Appeals will act on granting or denying the requested **VARIATION**.

E. Public Hearing on VARIATION request from Timothy H. Charles. VARIATION from the yard requirements as stated in Article 2.52-3 of the Bureau County Zoning Ordinance to install a 6' tall, solid vinyl privacy fence as close as 0' from the right-of-way of Rock Island St. Ordinance requires fences in front yards to be only 3' tall, and to be at least 50% open. Property has double frontage. Requesting a 3' height **VARIATION** and a **VARIATION** to have a solid fence in the front yard. The property is identified as being located on the Northwest corner of Rock Island St & S. North St., 226 S. North St. Bureau. Parcel #23-17-105-006 is located in Section 17, Leepertown Township.

F. Action on Timothy H. Charles VARIATION requests. The Board of Appeals will act on granting or denying the requested **VARIATIONS**.

G. Public Hearing on a REZONING request by Jack Becker Et Ux. REZONE from B-3 to Agriculture to bring existing single family home into compliance with the Zoning Ordinance. The property is identified as being located on the North side of Backbone Rd. down long driveway approx. 1/4 mile west of Oak Ridge Dr., 529 Backbone Rd W, Princeton. Property is located in Section 5, Princeton Township. Parcel #16-05-451-002

H. Action on Jack Becker Et Ux REZONING request. The Board of Appeals will act on a recommendation to the Bureau County Board to grant or deny the requested **REZONING**.

6. Other Business

7. Adjourn