

AGENDA

Bureau County Zoning Board of Appeals

Thursday, June 18, 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: May 21, 2026.
4. Public Comment
5. New Business:

A. Public Hearing on VARIATION requests from Phillip A. Thornton et ux.

VARIATION from the R-2 bulk and height requirements as stated in Article 3.53-2b. of the Bureau County Zoning Ordinance to build a 36' x 40' (1,440 sq. ft.) addition to existing 28' x 32' (896 sq. ft.) detached garage for a total of 2,336 sq. ft. Zoning Ordinance allows a maximum of 900 sq. ft. garage in the R-2 Zoning District. Requesting up to a 1,440 sq. ft. **BULK VARIATION**. Also requesting up to 2' height **VARIATION**. Peak of proposed addition will be at tall as 22' ground to peak. 20' is the maximum height allowed in the R-2 Zoning District. The property is identified as being located on the Northeast corner of the cul-de-sac, 1255 Woodridge Court, Princeton. Parcel #16-35-226-014 is located in Section 35, Princeton Township.

B. Action on Phillip A. Thornton et ux VARIATION requests. The Board of Appeals will act on granting or denying the requested **VARIATIONS**.

C. Public Hearing on VARIATION request from Peter Johnson. **VARIATION** from the R-2 bulk and height requirements as stated in Article 3.53-2b. of the Bureau County Zoning Ordinance to build up to a 48' x 60' pole type addition (2,880 sq. ft.) to be added to existing 30' x 30' detached garage (900 sq. ft.) for a total of 3,780 sq. ft. Zoning Ordinance allows a maximum of 900 sq. ft. detached accessory structure in the R-2 Zoning District. Requesting up to a 2,880 sq. ft. **BULK VARIATION**. Proposed structure has 16' sidewalls - total height ground to peak will be up to 27' tall. Maximum height allowed in the R-2 Zoning District is 20', requesting up to a 7' height **VARIATION**. The property is identified as being located on the East side of Main St. approx. 450' south of 2500 N Ave., 414 S. Main St., New Bedford. Parcel #02-32-128-019 is located in Section 32, Greenville Township.

D. Action on Peter Johnson VARIATION requests. The Board of Appeals will act on granting or denying the requested **VARIATIONS**.

E. Public Hearing on VARIATION request from Mark T. Kuster et ux. **VARIATION** from the R-2 yard requirements as stated in Article 2.53-4b. of the Bureau County Zoning Ordinance to remove and to rebuild existing 6' x 15' enclosed front porch and add a 4' x 6' open front porch with steps as close as 6' from the right-of-way of E. Vernon St., needs 25'. Requesting up to a 19' front yard **VARIATION**. Also requesting a **VARIATION** to expand a non-conforming structure to rebuild enclosed porch and add open porch addition and steps to the existing non-conforming home. The property is identified as being located on the Northeast corner of Oak St & E. Vernon St., 311 E. Vernon St., Mineral. Parcel #13-08-365-002 is located in Section 8, Mineral Township.

- F. Action on Mark T. Kuster et ux VARIATION requests.** The Board of Appeals will act on granting or denying the requested **VARIATIONS**.
- G. Public Hearing on VARIATION request from Kirk Towne et ux. VARIATION** from the R-2 yard requirements as stated in Article 2.53-4b. of the Bureau County Zoning Ordinance to build 4' x 4' front steps as close as 4' from the right-of-way of S. Walnut St., needs 25'. Requesting up to a 21' front yard **VARIATION**. Applicant also wishes to build a 42' 3" x 10' covered patio on the back of the existing home. Proposed covered back patio will be as close as 1' from the north property line, needs 10'. Requesting up to a 9' side yard **VARIATION**. Also requesting a **VARIATION** to expand a non-conforming structure to add said steps and covered patio to existing non-conforming home. The property is identified as being located on the Northeast corner of S. Walnut St. & E. 3rd St., 214 S. Walnut St., Wyanet. Parcel #15-21-133-015 is located in Section 21, Wyanet Township.
- H. Action on Kirk Towne et ux VARIATION requests.** The Board of Appeals will act on granting or denying the requested **VARIATIONS**.
- I. Public Hearing on NON-CONFORMING USE VARIATION request from Angelina Fuentes. Requesting a NON-CONFORMING USE VARIATION** for owners to have 2 horses and up to a 30' x 30' (900 sq. ft.) barn on the property. Zoning Ordinance does not permit horses or stables in the R-2 Zoning District. Also requesting a **VARIATION** to build said barn as close as 20' from south property line, needs 50'. Requesting up to a 30' side yard **VARIATION**. Zoning Ordinance requires private stables to be at least 50' from side and rear property lines. Applicant is also requesting a **VARIATION** to install a 5' tall, wooden, 2 or 3 rail equine fence as close as 0' from the right-of-way of 2500 N Ave. and 0' from the right-of-way of Main Street. Ordinance requires fences in front yards in the R-2 Zoning District to be only a 3' tall residential fence and to be at least 2' from the right-of-way. Requesting a 2' height **VARIATION**, a **VARIATION** to have a hotwire on the inside of the top rail and a 2' front yard setback **VARIATION**. The property is identified as being located on the Southeast corner of Main St & 2500 N Ave., 402 S. Main St., New Bedford. Parcel #02-32-128-001 is located in Section 32, Greenville Township.
- J. Action on Angelina Fuentes VARIATION requests.** The Board of Appeals will act on granting or denying the requested **VARIATIONS**.
- K. Public Hearing on NON-CONFORMING USE VARIATION request from Terry Harris et ux. Requesting a NON-CONFORMING USE VARIATION** for owners to place two - 8' x 40' cargo containers for personal storage on an R-2 zoned property where no house currently exists. Ordinance only allows a detached accessory structure to be built when there is a primary structure present on the property. Also requesting a **NON-CONFORMING USE VARIATION** to allow the applicants to reside in an RV on their property for a period of up to 12 months while they build their new home. The property is identified as being located on the West side of Cherry St. between 1st St. and Maple St., Malden. Parcel #11-29-352-002 is located in Section 29, Berlin Township.
- L. Action on Terry Harris et ux VARIATION requests.** The Board of Appeals will act on granting or denying the requested **VARIATIONS**.

6. Other Business

7. Adjourn