

AGENDA

Bureau County Zoning Board of Appeals

Thursday, October 15, 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: September 17, 2026.
4. Public Comment
5. New Business:

A. Public Hearing on VARIATION requests from Kyle J. Bohm et ux. NON-CONFORMING USE VARIATION to build an oversized storage building on an R-2 zoned property where no home is present. Zoning Ordinance requires a principal use (home) to be present before an accessory use (storage building) would be allowed. Also requesting a **VARIATION** from the R-2 bulk requirements as stated in Article 3.53-2b. of the Bureau County Zoning Ordinance to build up to a 40' x 80' pole building (3,200 sq. ft.) with up to an 8' x 20' wrap around open porch (160 sq. ft.) for a total of 3,360 sq. ft. Zoning Ordinance allows a maximum of 900 sq. ft. detached accessory structure in the R-2 Zoning District. Requesting up to a 2,460 sq. ft. **BULK VARIATION**. Also proposed structure has up to 18' sidewalls - total height ground to peak will be up to 24' tall. Maximum height allowed in the R-2 Zoning District is 20', requesting up to a 4' height **VARIATION**. Also requesting a **NON-CONFORMING USE VARIATION** to use proposed detached accessory structure to store trucks, trailers and equipment he uses in conjunction with his construction business. Some trailers may also be stored outside the structure on the North side of the building. Zoning Ordinance requires that home occupations be operated inside the home only. The property is identified as being located on the Northwest corner of 2065 N Ave. and 2800 E St., 20669 2800 E St., Malden. Parcel #11-22-280-002 is located on property in Section 22, Berlin Township.

B. Action on Kyle J. Bohm et ux VARIATION requests. The Board of Appeals will act on granting or denying the requested **VARIATIONS**.

C. Public Hearing on VARIATION requests from Rigoberto Vazquez et ux. **VARIATION** from the Agricultural setback requirements as stated in Article 3.41-6a of the Bureau County Zoning Ordinance to build up to a 20' x 20' storage shed as close as 10' to the rear property line needs 30'. Requesting up to a 20' rear yard **VARIATION** and as close as 5' from the East side property line, needs 30'. Requesting up to a 25' side yard **VARIATION**. The property is identified as being located on the South side of 1460 N Ave., approx. 3/8 mile North of Ottville, 30432 1460 N Ave., Spring Valley. Parcel #18-19-400-008 is located on property in Section 19, Hall Township.

D. Action on Rigoberto Vazquez et ux VARIATION requests. The Board of Appeals will act on granting or denying the requested **VARIATIONS**.

6. Other Business
7. Adjourn