

AGENDA
LOGANSPOORT BOARD OF ZONING APPEALS
Monday, March 2, 2026
4:00 PM

City Council Chambers
3rd Floor City Building
601 E. Broadway

ROLL CALL

MINUTES: February 17, 2026 will be available at the next scheduled meeting

PUBLIC HEARINGS:

Case #26-01 The petition of Clarence Bir requesting various Variances from Developmental Standards for lesser setbacks, minimum lot area, and exceed lot coverage to be able to split the property into two parcels. The property is located 423 Howard Street, Logansport, IN 46947 and is zoned R3, Medium Density Residential.

REPORTS: None

OLD BUSINESS: None

NEW BUSINESS: None

FLOOR IS OPEN TO THE PUBLIC IN ATTENDANCE

ADJOURNMENT

LOGANSPOORT BOARD OF
ZONING APPEALS

MEMBERS:

Memmi Rennewanz, President
(Mayor Appt. Citizen 1/2024
– 1/2028)

Tom Nelson, Vice President
(Mayor Appointed LPC
1/2024 – 1/2028)

Judy Burkhart,
Secretary (LPC Appt. 1/2026
– 1/2030 Fringe Member)

Stephanie Helton
(Mayor Appt Citizen
3/2025 – 2/2028)

Tom Howell (City Council
Appt. Citizen 1/2026 –
1/2030)

John Brown (LPC Appt –
Fringe, Alternate 1/2026 –
1/2030)

IF YOU ARE UNABLE TO ATTEND
PLEASE CALL (574)753-7775

Logansport/Cass County/Walton Planning Department
200 Court Park, Room 306
Logansport, IN 46947
Ph: 574-753-7775
Fax: 574-753-7401

Case # LBZA 26-01
Permit # 2026 Logan BZA-1

**Application for VARIANCE FROM DEVELOPMENTAL STANDARDS
(Article 7)**

Logansport **Board of Zoning Appeals (BZA)**

This application must be completed and filed with the Logansport/Cass County/Walton Planning Department in accordance with the meeting schedule.

APPLICANT INFORMATION *ALL INFORMATION PROVIDED WILL BECOME PUBLIC RECORD

Applicant's Name: Clarence Bir
Address: 4004 High St
Logansport
Telephone Number: 3179658688 E-Mail: birclarence@yahoo.com

OWNER INFORMATION (if different from applicant information)

Owner's Name: Mazzie, LLC | 431 E Broadway | Logansport, IN 46947
Address: _____
Telephone Number: _____ E-Mail: _____

RESPESENTATIVE INFORMATION (if different from applicant information)

Representative: _____
Address: _____
46947
Telephone Number: _____ E-Mail: _____

Zoning Classification of Property: R3

Address or common description of property:

423 HOWARD ST

Legal description of property affected:

H Bartlett 2 Lot 28 H Bartlett 2 Lot 27 12-002-029

What are the extraordinary or peculiar conditions pertain to the requested property or building in question:

For splitting the property, The site is unusually deep with two existing dwellings situated front and rear on a single platted lot, a configuration not typical of modern standards but present historically in this block. These conditions are peculiar to this parcel and not general to the district.

Standards of Zoning Ordinance requesting Variance from Developmental Standards from:

Minimum lot area for proposed Lot 1 (front): allow ~5,826 sq ft where 7,200 sq ft is required.

Minimum lot area for proposed Lot 2 (rear): allow ~4,813 sq ft where 7,200 sq ft is required.

Minimum road frontage for proposed Lot 2 (rear): allow 0 ft frontage (access via recorded ingress/egress & utilities easement) where 60 ft is required.

Front yard setback for existing front house: allow 11'6" where 20' is required.

Side yard setback (east) for existing front house: allow 4' where 5' is required. *****CONT'D BELOW*****

The Applicant must address the following questions and be able to establish reasons for each answer at the public hearing in order to obtain an accurate determination from the BZA.

A. Will the approval of this variance request be injurious to the public health, safety, morals, and the general welfare of the community?

Yes () No (X)

B. Will the use and value of the area adjacent to the property included in the variance request be affected in a substantially adverse manner if the petition is approved?

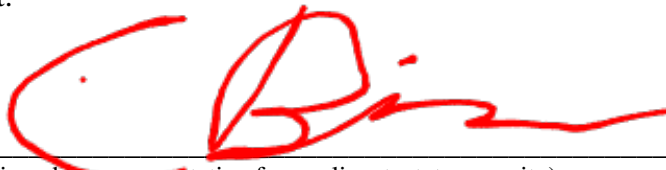
Yes () No (X)

C. Will the strict application of the terms of the Zoning Ordinance result in practical difficulties in the use of the property involved in the petition?

Yes (X) No ()

Two detached single-family homes have existed on this parcel for years. Without a split, the homes cannot be separately financed or conveyed. Meeting the 7,200 sq ft minimum lot area and 60' frontage for both lots is physically impossible within the platted 82'x130' tract; thus

By my signature, I acknowledge the above information and attached exhibits, to my knowledge and belief, are true and correct.



Applicant's Signature: _____

(If signed by representative for applicant, state capacity)

Date: 11/24/2025

***Rear yard setback for existing front house: allow 12'5" where 15' is required.

Front yard setback for existing rear house: allow 17' where 20' is required.

Side yard setback (east) for existing rear house: allow 3' where 5' is required.

This staff report is prepared by the Logansport - Cass County Planning Department to provide information to the Board of Zoning Appeals to assist them in making a recommendation on this application. It may also be useful to members of the public interested in this application.

SUMMARY FACTS:

PETITIONER:	Clarence Bir
SUBJECT SITE:	423 Howard Street, Logansport, IN 46947
REQUEST:	various Variances from Developmental Standards
PURPOSE:	for lesser setbacks, minimum lot area, and exceed lot coverage to be able to split the property into two parcels.
ZONING:	R3 – Medium Density Residential District
LOCATION:	On southside of Howard St; just east of Frank St
FUTURE LAND-USE MAP:	Residential
SURROUNDING LAND USES AND ZONING:	North: R3 – Medium Density Residential District South: R3 – Medium Density Residential District East: R3 – Medium Density Residential District West: R3 – Medium Density Residential District

ANALYSIS: The petitioner is requesting various Variances from Developmental Standards to be able to split a property. There are two dwellings on the property.

The petitioner stated in the application that the site is unusually deep with two existing dwellings situated front and rear on a single platted lot. This is not typical of modern standards but present historically on this block. These standards are not general to this district.

****Note that the petitioner will have to have a survey done if this case is approved.**

Standards –

Setbacks: Front 20ft

Front house: 11.5ft – this is pre-existing

Rear house: 17ft – this is not along a street so it would be considered a side yard setback which meets setbacks.

Side 5ft

Front house: east - 4ft – this is pre-existing
west – approx. 50ft

Rear house: east - 3ft – this is pre-existing

Rear 15ft

Front house: 12.5ft

VDS: 2.5ft setback (front house)

Rear house: approx. 17ft

Minimum Lot Area: 7200sqft

Front house: approx. 5286sqft

VDS: 1914sqft lot area (front house)

Rear house: approx. 4813sqft

VDS: 2387sqft lot area (rear house)

Minimum Road Frontage: 25ft

Only the front house will have road frontage. The rear will have 0ft of road frontage. They access the property from the alley.

VDS: 25ft road frontage (rear house)

FINDINGS OF FACT:

Based on facts given the Board must consider the following finding of facts for this request:

1. Will the approval of this variance request be injurious to the public health, safety, morals and the general welfare of the community? YES ()* NO ()
2. Will the use and value of the area adjacent to the property included in the variance request be affected in a substantially adverse manner if the petition is approved? YES ()* NO ()
3. Will the strict application of the terms of the zoning ordinance result in practical difficulties in the use of the property involved in the petition? YES () NO ()*

If any one of your answers above is followed by an asterisk, under State Law (IC 36-7-4-918.5) you must deny the variance request.

CONDITIONS OF APPROVAL:

Staff is recommending neither approval nor denial yet should the Board approve the petition, Staff recommends the following conditions. If additional conditions are given during the public hearing, they shall be added to the following:

1. That all proposals of the petitioner be made conditions of approval.
2. That all other standards of the ordinance be met.
3. That all applicable state and local permits be obtained and proof be given to the Zoning Administrator.

COMMITMENTS OF APPROVAL:

Staff is not recommending approval or denial. If commitments are given during the public hearing, they shall be given as written commitments and be signed, notarized, and recorded.

LOCATION MAP:





SITE PLAN:



SITE PHOTOS: