## *AGENDA*

## ELKHART COUNTY BOARD OF ZONING APPEALS HEARING OFFICER

DECEMBER 17, 2025 9:00 A.M.

PUBLIC SERVICES BUILDING MEETING ROOMS A & B 4230 ELKHART ROAD, GOSHEN, INDIANA

## Call to Order

Elkhart County Development Ordinance and Staff Report materials are to be entered as evidence for today's hearings.

DEVE	<b>ELOPMENTA</b>	<u>L VARIANCES</u> <u>9:00 A.M.</u>	
A.	Petitioner:	Harry L. Smith & Ricky Ledda & Crocin Ledda, (Page 1)	)
		Husband & Wife	
	Petition:	for a 22 sq. ft. Developmental Variance (Ordinance allows 8 sq. ft.) to allow	I
		for the placement of a 30 sq. ft. free standing sign on lots 222 & 8 and for a 2	2
		ft. Developmental Variance (Ordinance allows 4 ft.) to allow for the placemen	t
		of a free-standing sign 6 ft. in height on lots 222 & 8.	
	Location:	Northwest corner & Northeast corner of Pheasant Ridge Dr. & CR 8, commor	1
		address of 53975 Pheasant Ridge Dr. & 53598 Pheasant Ridge Dr. in	1
		Washington Township, zoned A-1. DV-0671-2025	í
В.	Petitioner:	Sunshine Enterprises, LLC (Page 2)	)
	Petition:	for a 12 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for	_
		the construction of a covered porch 108 ft. from the centerline of the right-of-	
		way.	
	Location:	West side of SR 19, 285 ft. North of Roseland Rd., common address of 51425	5
		SR 19 in Osolo Township, zoned B-2, B-3.  DV-0685-2025	;
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C.	Petitioner:	Isaiah Jacobs (Buyer) & Shane L. Mullet & Robin (Page 3)	)
		S. Mullet, Husband & Wife (Sellers)	
	Petition:	for a 17 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for	
		an existing residence and covered porch addition 33 ft. from the centerline of	
		the right-of-way of S. Walnut St. and for a 3 ft. Developmental Variance	3

of 106 S. Walnut St. in Olive Township, zoned R-1.

South side property line.

Location:

(Ordinance requires 10 ft.) to allow for an existing residence 7 ft. from the

East side of S. Walnut St., 200 ft. North of E. Harrison St., common address

DV-0704-2025

D. Petitioner: Calvin A. Hochstetler & Linda Hochstetler, (Page 4)

Husband & Wife

Petition: for a 7 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an

addition of an attached accessory structure 43 ft. from the centerline of the right-of-way of Oak Hills Dr. and for a 13 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an existing accessory structure 37 ft.

from the centerline of the right-of -way of Oak Hills Dr.

Location: Northwest corner of SR 120 & Oak Hills Dr., common address of 11715 SR

120 in York Township, zoned A-1. DV-0713-2025

E. Petitioner: John Buwalda & Rose R. Fetzer Revocable Trust (Page 5)

Petition: for a Developmental Variance to allow for the total square footage of

accessory structures to exceed that allowed by right.

Location: West side of Echo Ln., 930 ft. South of CR 8, common address of 54175 Echo

Ln. in Washington Township, zoned R-1. DV-0728-2025

F. Petitioner: Jack Vergonet & Gina R. Vergonet, Husband & Wife (Page 6)

Petition: for a 20 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for

the construction of a residence 30 ft. from the centerline of the right-of-way of North Shore Dr., for a 33 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the construction of a residence 17 ft. from the centerline of the right-of-way of East Ct., and for a 2 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for the construction of a residence 3 ft. from the west

side property line.

Location: South side of North Shore Dr., 2,555 ft. East of SR 19, common address of

25992 North Shore Drive in Osolo Township, zoned R-2. DV-0729-2025

Ann Prough – Appointed by Plan Commission: term 1/1/25 – 12/31/25