

**ELKHART COUNTY BOARD OF ZONING APPEALS  
HEARING OFFICER**

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

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

9:00 A.M.

- A. Petitioner: ***Harry L. Smith & Ricky Ledda & Crocin Ledda, Husband & Wife*** (Page 1)  
Petition: for a 22 sq. ft. Developmental Variance (Ordinance allows 8 sq. ft.) to allow for the placement of a 30 sq. ft. free standing sign on lots 222 & 8 and for a 2 ft. Developmental Variance (Ordinance allows 4 ft.) to allow for the placement of a free-standing sign 6 ft. in height on lots 222 & 8.  
Location: Northwest corner & Northeast corner of Pheasant Ridge Dr. & CR 8, common address of 53975 Pheasant Ridge Dr. & 53598 Pheasant Ridge Dr. in Washington Township, zoned A-1. DV-0671-2025

B. 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 SR 19 in Osolo Township, zoned B-2, B-3. DV-0685-2025

C. Petitioner: ***Isaiah Jacobs (Buyer) & Shane L. Mullet & Robin S. Mullet, Husband & Wife (Sellers)*** (Page 3)  
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 (Ordinance requires 10 ft.) to allow for an existing residence 7 ft. from the South side property line.  
Location: East side of S. Walnut St., 200 ft. North of E. Harrison St., common address of 106 S. Walnut St. in Olive Township, zoned R-1. DV-0704-2025

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

# ***Hearing Officer Staff Report***

*Prepared by the Department of Planning and Development*

**Hearing Date:** December 17, 2025

**Transaction Number:** DV-0671-2025.

**Parcel Number(s):** 20-03-30-451-012.000-030 & 20-03-30-453-002.000-030.

**Existing Zoning:** A-1.

**Petition:** For a 22 sq. ft. Developmental Variance (Ordinance allows 8 sq. ft.) to allow for the placement of a 30 sq. ft. free-standing sign on lots 222 & 8 and for a 2 ft. Developmental Variance (Ordinance allows 4 ft.) to allow for the placement of a free-standing sign 6 ft. in height on lots 222 & 8.

**Petitioner:** Harry L. Smith & Ricky Ledda & Crocin Ledda, Husband & Wife.

**Location:** Northwest corner & northeast corner of Pheasant Ridge Dr. & CR 8, in Washington Township.

**Site Description:**

- Physical Improvement(s) – Residences.
- Proposed Improvement(s) – Free-standing signs.
- Existing Land Use – Residential.
- Surrounding Land Use – Residential and Agricultural.

**History and General Notes:**

- None.

**Staff Analysis:**

Staff finds that:

1. Approval of the requests will not be injurious to public health, safety, morals, or general welfare. The proposed signs are intended to replace the existing signs that have been in place without complaints of sight distance interference.
2. Approval of the requests will not cause substantial adverse effect on neighboring property. The proposed sign heights and square footage will not cause safety concerns as the signs will be set behind an existing tree line.
3. Strict application of the terms of the Development Ordinance would result in an unnecessary hardship in the use of the property. Without the benefit of the variances, the signs wouldn't be allowed to be upgraded.

# ***Hearing Officer Staff Report (Continued)***

***Hearing Date:*** December 17, 2025

Staff recommends **APPROVAL** with the following condition(s) imposed:

1. Variances from the developmental standards of the Development Ordinance are void unless an Improvement Location Permit is issued within 180 calendar days from the date of the grant and construction work completed within 1 year from the date of the issuance of the building permit (where required).
2. The request is approved in accordance with the site plan submitted (dated 10/17/2025) and as represented in the Developmental Variance application.



# PLAN COMMISSION & BOARD OF ZONING APPEALS

Developmental Variance - Developmental Variance

**Elkhart County Planning & Development  
Public Services Building**

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Date: 10/15/2025 Meeting Date: December 17, 2025 Transaction #: DV-0671-2025  
Board of Zoning Appeals Public Hearing

Description: for a 22 sq. ft. Developmental Variance (Ordinance allow 8 sq. ft.) to allow for the placement of a 30 sq. ft. free-standing sign on lots 222 & 8 and for a 2 ft. Developmental Variance (Ordinance allows 4 ft.) to allow for the placement of a free-standing sign 6 ft. in height on lots 222 & 8.

Contacts: <u>Applicant</u>	<u>Authorized Agent</u>	<u>Land Owner</u>	<u>Land Owner</u>
Signtech Sign Services Inc Po Box 835 Goshen, IN 46527	Signtech Sign Services Inc Po Box 835 Goshen, IN 46527	Ricky Ledda & Crocin Ledda, Husband & Wife 53958 Pheasant Ridge Dr. Bristol, IN 46507	Harry L. Smith 53975 Pheasant Ridge Dr. Bristol, IN 46507

Site Address: 53975 Pheasant Ridge Dr Bristol, IN 46507	Parcel Number: 20-03-30-451-012.000-030 20-03-30-453-002.000-030
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Township: Washington  
Location: Northwest Corner Of Pheasant Ridge Drive And County Road 8

Subdivision: PHEASANT RIDGE 3RD	Lot # 222 AND 8
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Lot Area:	Frontage:	Depth:
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Zoning: A-1	NPO List:
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Present Use of Property: RESIDENTIAL

Legal Description:

Comments:

Applicant Signature:

Department Signature:

# Developmental Variance — Questionnaire

Name: 53975 Pheasant Ridge Dr. & 53958 Pheasant Ridge Dr.

- 1) Tell us what you want to do. Remove existing monument signs & install new 9'w x 3.34 (30.06 sqft) Illuminated Free Standing Signs w/ Stone pillars (O.A.H. 6ft) w/ a 5' Setback from R.O.W.
- 2) Tell us why you can't change what you're doing so you don't need a variance. Pheasant Ridge would like to remove larger outdated monument structures & install modern illuminated free standing signs
- 3) Tell us why the variance won't hurt your neighbors or the community. New signs will be quality made & installed & illumination will be internally lit.
- 4) Does the property need well and septic? Well: ☐ Y ☐ N Septic: ☐ Y ☐ N N/A  
 Does the property need a new septic system? ☐ Y ☐ N  
 If a new septic system is needed, did the Health Department say there's enough space for it? ☐ Y ☐ N
- 5) Does the application include variances to allow for buildings or additions? ☐ Y ☐ N If yes, fill out below.  
**Building or addition 1** Size and height to the peak: \_\_\_\_\_  
 Tell us what you'll use it for. \_\_\_\_\_  
**Building or addition 2** Size and height to the peak: \_\_\_\_\_  
 Tell us what you'll use it for. \_\_\_\_\_  
**Building or addition 3** Size and height to the peak: \_\_\_\_\_  
 Tell us what you'll use it for. \_\_\_\_\_
- 6) Does the application include a variance for a residence on property with no road frontage? ☐ Y ☒ N  
 If yes, fill out below.  
 Is the easement existing? ☐ Y ☐ N If the easement is existing, is it recorded? ☐ Y ☐ N  
 Tell us who owns (will own) the land under the easement. \_\_\_\_\_  
 Tell us how many parcels will use the easement. \_\_\_\_\_
- 7) Does the application include variances for signs? ☒ Y ☐ N If yes, fill out below.  
**Sign 1** Dimensions (length and width): 9'w x 3.34' H Single face  
 Existing? ☒ Y ☐ N Double faced? ☐ Y ☒ N Removing existing  
 Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N  
 Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N  
**Sign 2** Dimensions (length and width): 9'w x 3.34' H Single face  
 Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N  
 Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N  
 Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N  
**Sign 3** Dimensions (length and width): \_\_\_\_\_  
 Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N  
 Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N  
 Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N
- 8) Does the application include a variance for parking spaces? ☐ Y ☒ N  
 If yes, tell us how many total there will be. \_\_\_\_\_
- 9) Tell us anything else you want us to know. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



RE: Pheasant Ridge Parcel 03-30-451-012-030 (West parcel) owners

Parcel 03-30-453-002-030 (East parcel) owners

To whom it may concern,

Pheasant Ridge HOA has hired Signtech to demolish existing masonry signage and replace with new entry signs at our County Road 8 / Pheasant Ridge Drive entrance. The new signs will be placed in the same location as the existing signage and will be on the above listed parcels.

Please consider Signtech as our proxy in the process of permitting.

Thank you,

Angie Recchio  
President

Dave Holdread  
VP/ Architectural Control

Michael Markley  
Treasurer

Miguel Montiel  
At-Large

Julie Dilorenzo  
Secretary

PO BOX 1466 - BRISTOL, IN 46507

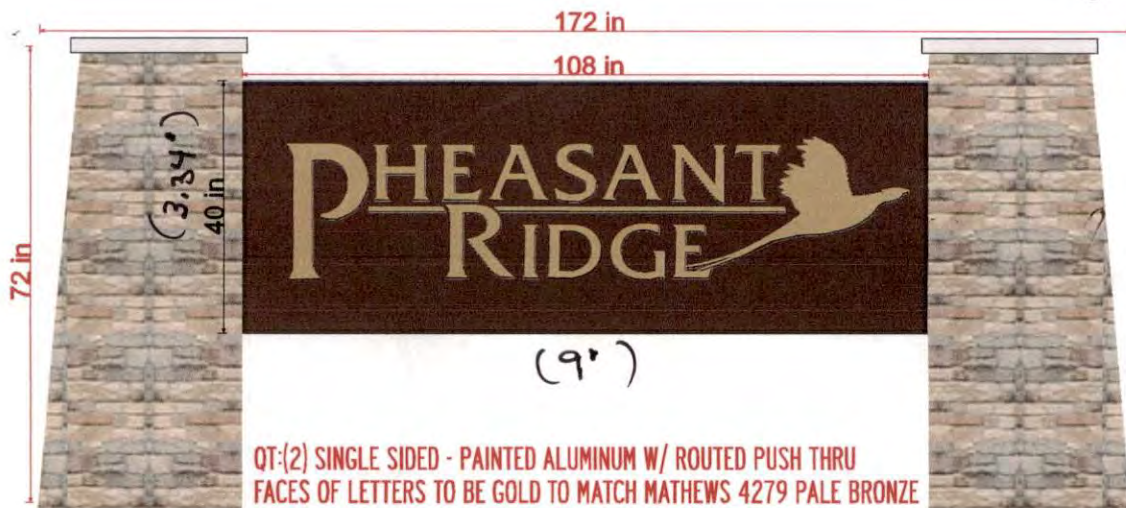






30.06 38 ft

GAH = 6'



Closest Address: 53975 Pheasant Ridge Dr.

Bristol



Aerial map of a residential area. Two properties are highlighted with pink outlines. The property on the left is labeled 'A-1' and is adjacent to a body of water. The property on the right is labeled 'GR-8' and is adjacent to a road labeled 'Pheasant Ridge Dr'. The map also shows other houses, a swimming pool, and a road labeled 'R-1'.

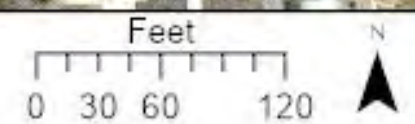


DV-0671-2025



2025 Aerials

1 inch equals 120 ft



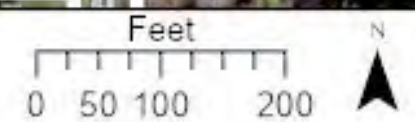


DV-0671-2025



2025 Aerials

1 inch equals 200 ft







Subject property, northwest corner





Subject property, southeast corner





Facing east





Facing west

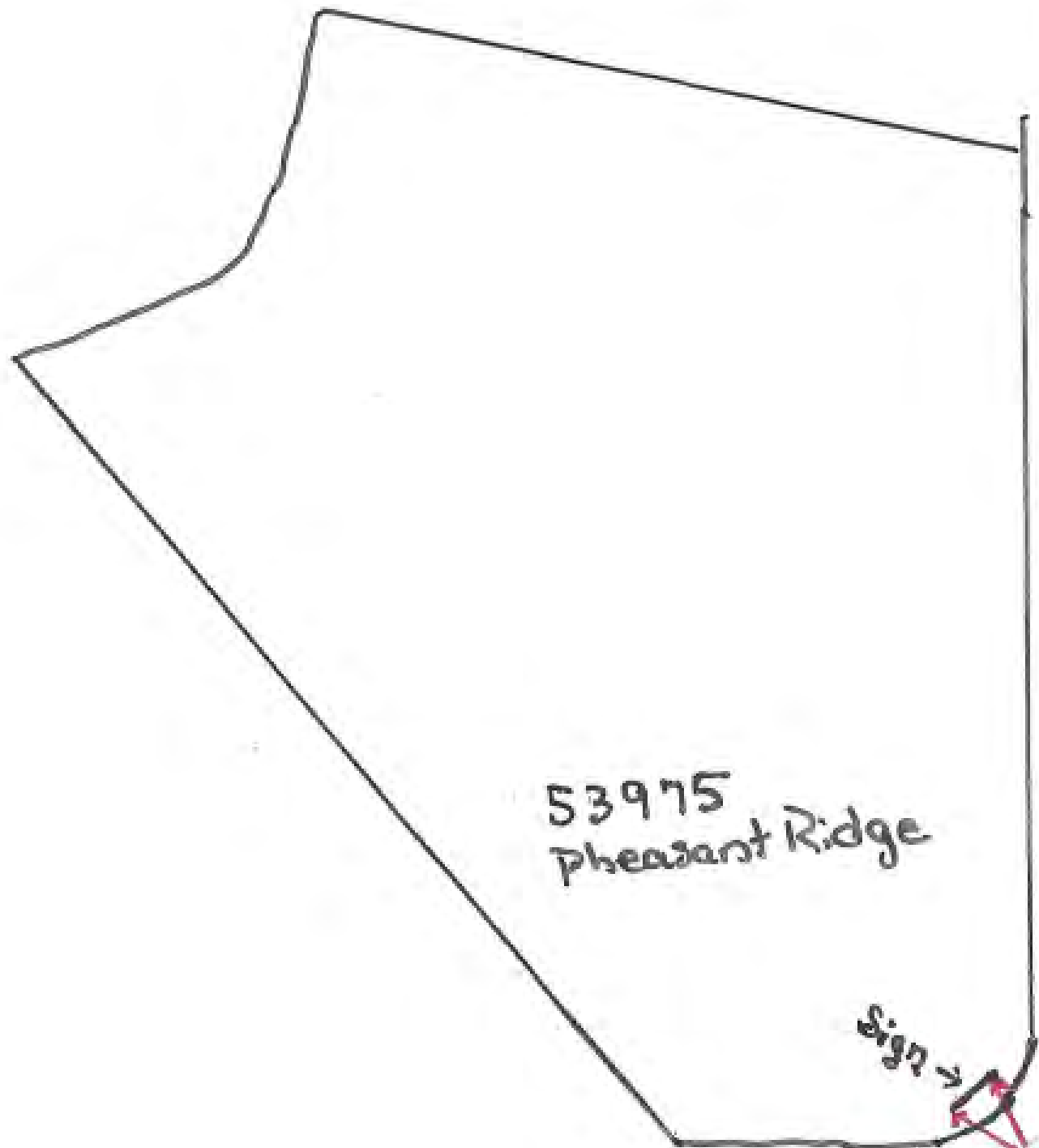




Facing south



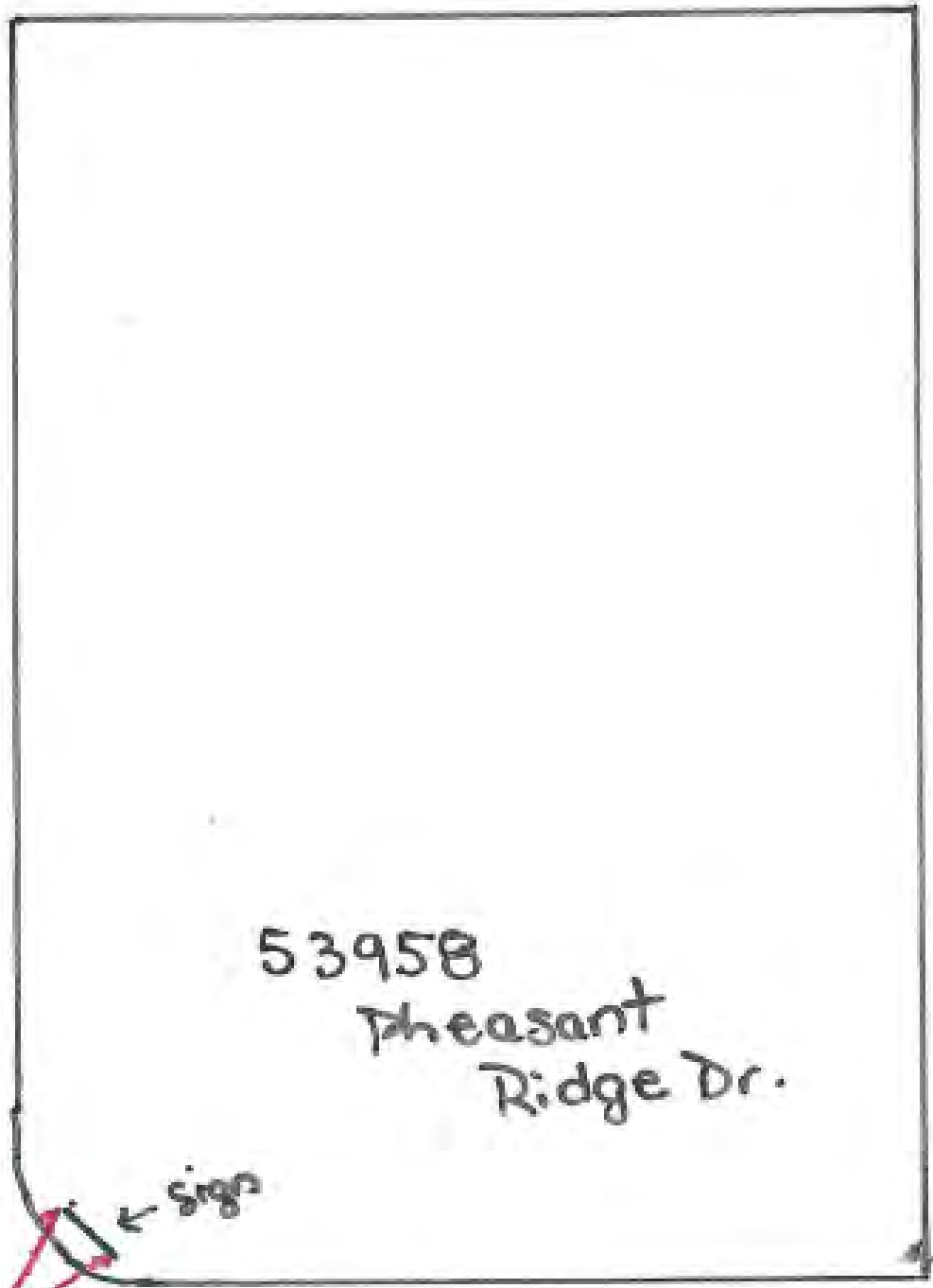
+2



53975  
Pheasant Ridge

sign →

Pheasant Ridge Dr.



53958  
Pheasant  
Ridge Dr.

← sign

- County Rd 8 -

# ***Hearing Officer Staff Report***

*Prepared by the Department of Planning and Development*

**Hearing Date:** December 17, 2025

**Transaction Number:** DV-0685-2025.

**Parcel Number(s):** 20-02-17-251-004.000-026.

**Existing Zoning:** B-2, B-3.

**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.

**Petitioner:** Sunshine Enterprises, LLC.

**Location:** West side of SR 19, 285 ft. north of Roseland Rd., in Osolo Township.

## ***Site Description:***

- Physical Improvement(s) – Restaurant.
- Proposed Improvement(s) – Building addition & front porch.
- Existing Land Use – Commercial.
- Surrounding Land Use – Commercial.

## ***History and General Notes:***

- The property has split zoning B-2 & B-3. The B-2 is the original zoning, and the B-3 zoning was approved by the BOCC on October 6, 1986 (PC-1986-33).

## ***Staff Analysis:***

Staff finds that:

1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. The existing restaurant had a metal awning along the front of the building that had been removed for building remodeling and was stolen; but later recovered. The proposed porch will not hinder sight distance.
2. Approval of the request will not cause substantial adverse effect on neighboring property. The subject property is a 0.9-acre parcel in dense commercial area along SR 19 and will remain commercial in character.
3. Strict application of the terms of the Development Ordinance would result in an unnecessary hardship in the use of the property. Due to the location and layout of the building on the property, the developmental variance is needed.

# ***Hearing Officer Staff Report (Continued)***

***Hearing Date:*** December 17, 2025

Staff recommends **APPROVAL** with the following condition(s) imposed:

1. A variance from the developmental standards of the Development Ordinance is void unless an Improvement Location Permit is issued within 180 calendar days from the date of the grant and construction work completed within 1 year from the date of the issuance of the building permit (where required).
2. The request is approved in accordance with the site plan submitted (dated 10/24/2025) and as represented in the Developmental Variance application.



# PLAN COMMISSION & BOARD OF ZONING APPEALS

Developmental Variance - Developmental Variance

**Elkhart County Planning & Development  
Public Services Building**

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Date: 10/24/2025 Meeting Date: December 17, 2025 Transaction #: DV-0685-2025  
Board of Zoning Appeals Public Hearing

Description: for 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 of SR 19

Contacts: <u>Applicant</u>	<u>Authorized Agent</u>	<u>Land Owner</u>
Starr J Construction	Starr J Construction	Sunshine Enterprise Llc
14824 Cr 108	14824 Cr 108	51426 Forest Rd
Middlebury, IN 46540	Middlebury, IN 46540	Elkhart, IN 46514

Site Address: 51425 State Road 19 Elkhart, IN 46514	Parcel Number: 20-02-17-251-004.000-026
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Township: Osolo  
Location: West side of SR 19, 285 ft. North of Roseland Rd.

Subdivision: MY DAD'S PLACE MINOR	Lot # 1
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Lot Area: 0.90	Frontage: 160.00	Depth: 250.00
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Zoning: B-2, B-3	NPO List:
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Present Use of Property: RESTAURANT

Legal Description:

Comments: SEE PERMIT BC-2075-2025  
Parcel Creation Date: 12/13/2010

Applicant Signature:

Department Signature:

## Developmental Variance — Questionnaire

Name: \_\_\_\_\_

1) Tell us what you want to do. add on porch roof

2) Tell us why you can't change what you're doing so you don't need a variance. needs to cover entirety of front of building to car entrance & path to patio

3) Tell us why the variance won't hurt your neighbors or the community. improves aesthetics, does not intrude on neighboring properties

4) Does the property need well and septic? Well: ☒ Y ☐ N Septic: ☒ Y ☐ N

Does the property need a new septic system? ☐ Y ☒ N

If a new septic system is needed, did the Health Department say there's enough space for it? ☐ Y ☐ N

5) Does the application include variances to allow for buildings or additions? ☒ Y ☐ N If yes, fill out below.

**Building or addition 1** Size and height to the peak: 14 ft

Tell us what you'll use it for. \_\_\_\_\_

**Building or addition 2** Size and height to the peak: \_\_\_\_\_

Tell us what you'll use it for. \_\_\_\_\_

**Building or addition 3** Size and height to the peak: \_\_\_\_\_

Tell us what you'll use it for. \_\_\_\_\_

6) Does the application include a variance for a residence on property with no road frontage? ☐ Y ☒ N

If yes, fill out below.

Is the easement existing? ☐ Y ☐ N If the easement is existing, is it recorded? ☐ Y ☐ N

Tell us who owns (will own) the land under the easement. \_\_\_\_\_

Tell us how many parcels will use the easement. \_\_\_\_\_

7) Does the application include variances for signs? ☐ Y ☒ N If yes, fill out below.

**Sign 1** Dimensions (length and width): \_\_\_\_\_

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

**Sign 2** Dimensions (length and width): \_\_\_\_\_

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

**Sign 3** Dimensions (length and width): \_\_\_\_\_

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

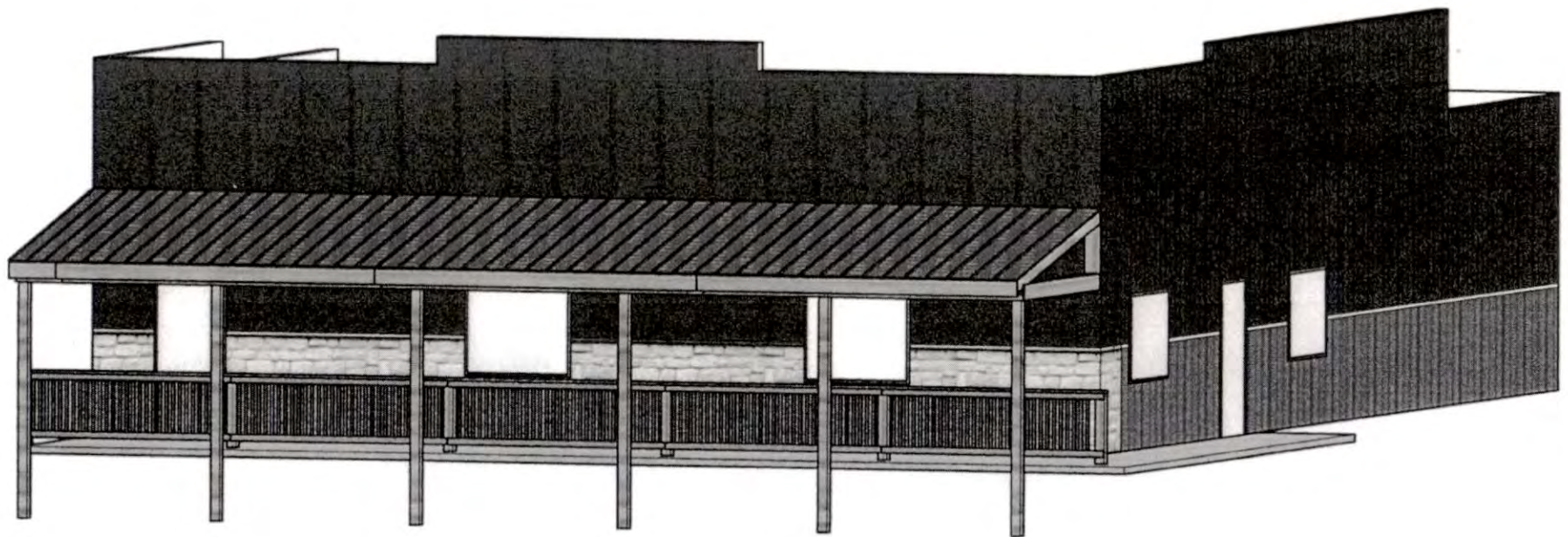
Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

8) Does the application include a variance for parking spaces? ☐ Y ☒ N

If yes, tell us how many total there will be. \_\_\_\_\_

9) Tell us anything else you want us to know. \_\_\_\_\_



OCT 24 2025

Toasted Turtle  
51425 IN-19  
Elkhart, IN 46514  
Owner: Cam Snyder

Porch

V1

10/14/2025

Starr J Construction  
54734 IN-13  
Middlebury, IN 46540

John Slabach  
574-849-4816

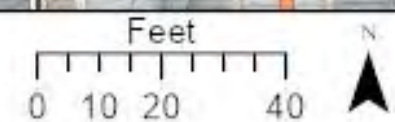


DV-0685-2025



2025 Aerials

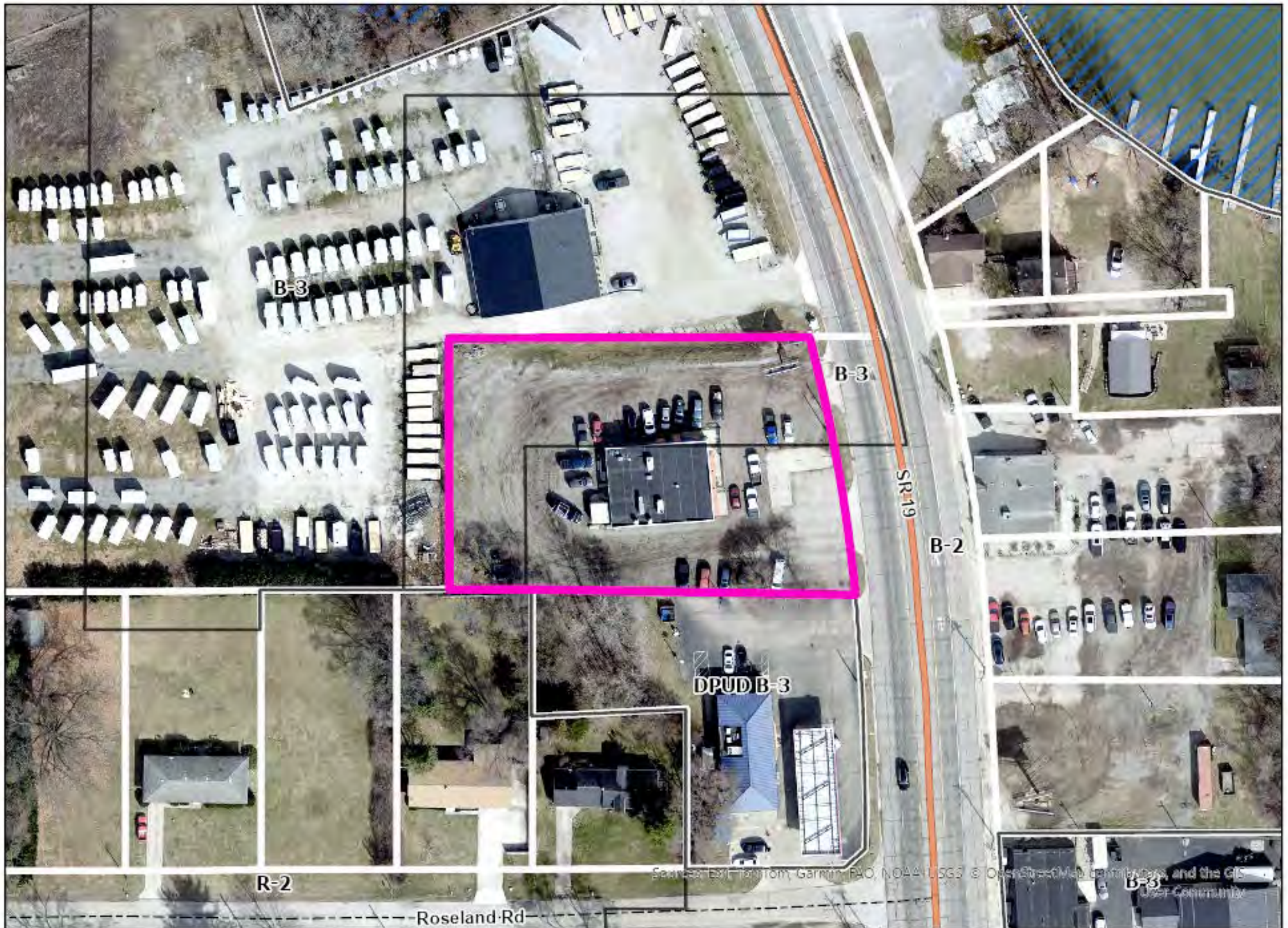
1 inch equals 40 ft



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

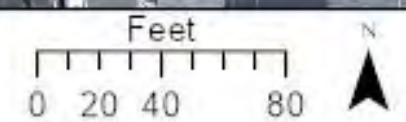


DV-0685-2025

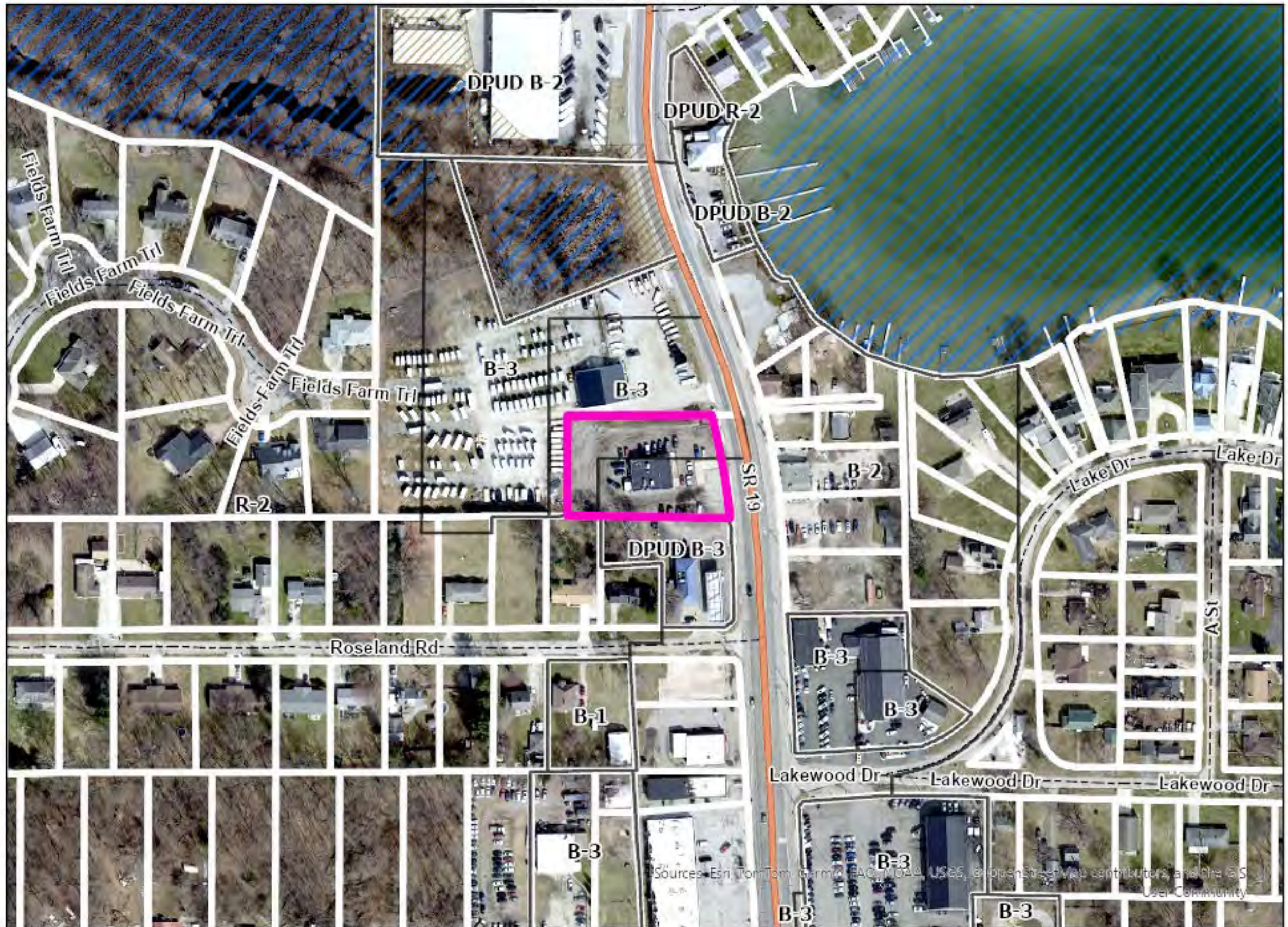


2025 Aerials

1 inch equals 80 ft











Subject property facing west





Facing east





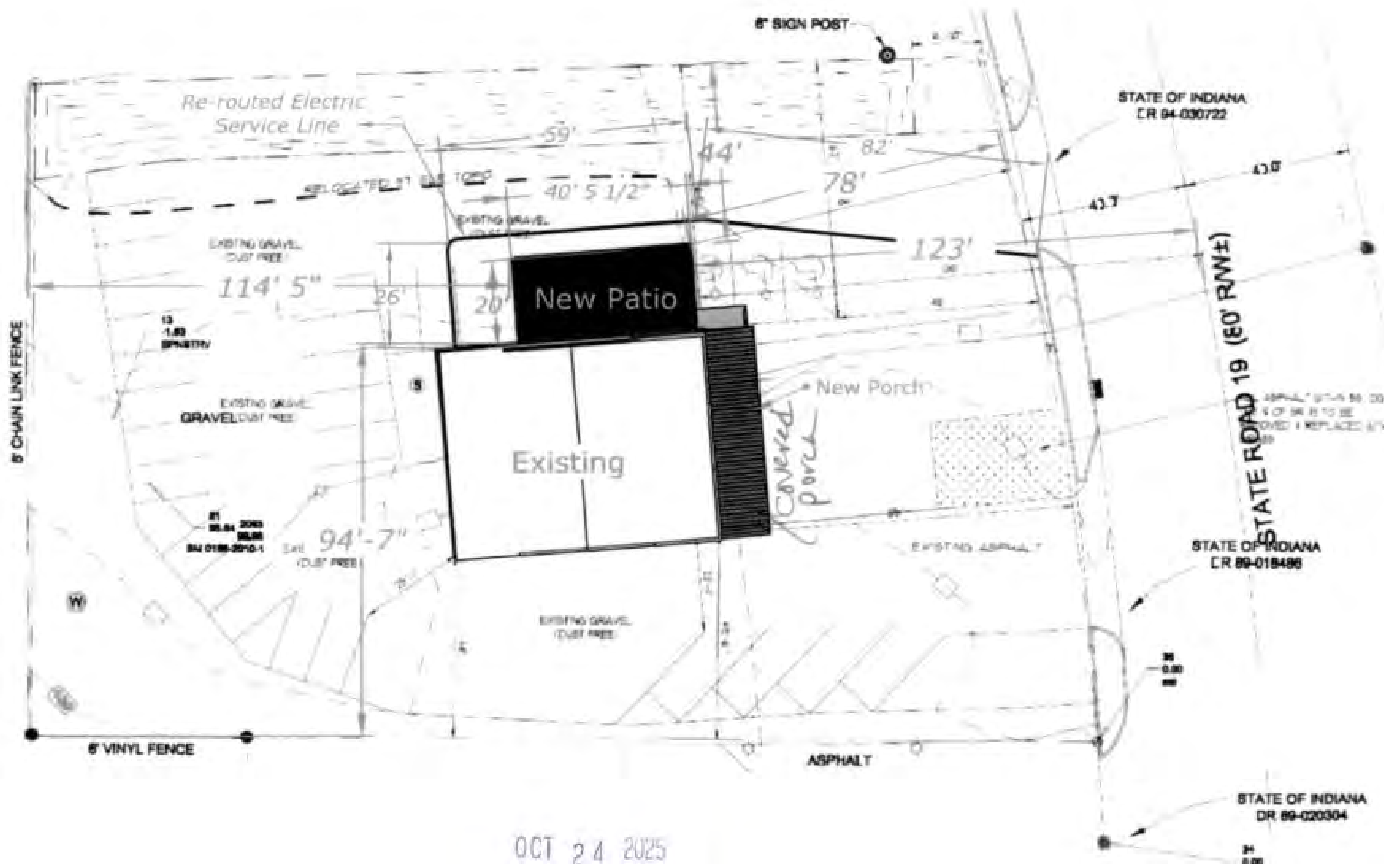
Facing north





Facing south





# ***Hearing Officer Staff Report***

*Prepared by the Department of Planning and Development*

***Hearing Date:*** December 17, 2025

***Transaction Number:*** DV-0704-2025.

***Parcel Number(s):*** 20-09-36-102-008.000-025.

***Existing Zoning:*** R-1.

***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 (Ordinance requires 10 ft.) to allow for an existing residence 7 ft. from the south side property line.

***Petitioner:*** Isaiah Jacobs (Buyer) & Shane L. Mullet & Robin S. Mullet, Husband & Wife (Sellers).

***Location:*** East side of S. Walnut St., 200 ft. north of E. Harrison St., in Olive Township.

## ***Site Description:***

- Physical Improvement(s) – Residence, sheds.
- Proposed Improvement(s) – Front porch addition.
- Existing Land Use – Residential.
- Surrounding Land Use – Mixed.

## ***History and General Notes:***

- The town has given its written support to the addition, which will project 2 ft. into the right-of-way.

## ***Staff Analysis:***

Staff finds that:

1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. The addition will not interfere with sight distance on S. Walnut St.
2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 0.22-acre parcel in a mixed-use area of Wakarusa, and the parcel will remain residential in character.
3. Strict application of the terms of the Development Ordinance would result in an unnecessary hardship in the use of the property. Front setback encroachments are common in dense, mixed-use town neighborhoods.

# ***Hearing Officer Staff Report (Continued)***

***Hearing Date:*** December 17, 2025

Staff recommends **APPROVAL** with the following condition(s) imposed:

1. Variances from the developmental standards of the Development Ordinance are void unless an Improvement Location Permit is issued within 180 calendar days from the date of the grant and construction work completed within 1 year from the date of the issuance of the building permit (where required).
2. The request is approved in accordance with the site plan submitted (dated 11/5/2025) and as represented in the Developmental Variance application.

# PLAN COMMISSION & BOARD OF ZONING APPEALS

Developmental Variance - Developmental Variance

**Elkhart County Planning & Development  
Public Services Building**

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Date: 11/05/2025 Meeting Date: December 17, 2025 Transaction #: DV-0704-2025  
Board of Zoning Appeals Public Hearing

Description: for an 17 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an existing residence and covered porch addition 33 ft. from the center line of the right-of-way of S. Walnut St. and for a 3 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for an existing residence 7 ft. from the south side property line.

<u>Contacts: Applicant</u>	<u>Authorized Agent</u>	<u>Contract Purchaser</u>	<u>Land Owner</u>
Dyksen & Sons 28621 County Road 30 Elkhart, IN 46517	Dyksen & Sons 28621 County Road 30 Elkhart, IN 46517	Isaiah Jacobs (Buyer) 106 South Walnut Street Wakarusa, IN 46573	Isaiah Jacobs (Buyer) 106 South Walnut Street Wakarusa, IN 46573
<u>Land Owner</u> Shane L. Mullet And Robin S. Mullet, Husband And Wife (Sellers) Po Box 712 Wakarusa, IN 46573			

Site Address: 106 South Walnut St Wakarusa, IN 46573	Parcel Number: 20-09-36-102-008.000-025
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Township: Olive  
Location: East side of S. Walnut Street, 200 ft. North of East Harrison Street

Subdivision:	Lot #
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Lot Area: 0.25	Frontage: 47.00	Depth: 198.00
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Zoning: R-1	NPO List:
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Present Use of Property: RESIDENTIAL

Legal Description:

Comments: Proposed covered porch will be in the right-of-way. See approval letter from Town of Wakarusa.

Applicant Signature:	Department Signature:
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# Developmental Variance — Questionnaire

Name: 106 SOUTH WALNUT ST. / DUKES? SONS BUILDERS

1) Tell us what you want to do. ADD A COVERED PORCH TO THE WEST, OR FRONT SIDE, OF THE EXISTING HOME.

2) Tell us why you can't change what you're doing so you don't need a variance. THE FRONT OF THE HOUSE ALREADY ENCLOSES INTO THE SET BACK LINE, AND THE PORCH WILL BE ENCLOSED MORE.

3) Tell us why the variance won't hurt your neighbors or the community. THE NEIGHBORHOOD IS IN THE TOWN OF WAKARUSA WHERE FRONT PORCHES ARE COMMON. SIDE LINES WILL NOT BE AFFECTED.

4) Does the property need well and septic? Well: ☐ Y ☒ N Septic: ☐ Y ☒ N

Does the property need a new septic system? ☐ Y ☒ N

If a new septic system is needed, did the Health Department say there's enough space for it? ☐ Y ☐ N

5) Does the application include variances to allow for buildings or additions? ☒ Y ☐ N If yes, fill out below.

**Building or addition 1** Size and height to the peak: ESTIMATED 15'-0" PEAK  
Tell us what you'll use it for. AND 25'-8" X 12'-8" FOOTPRINT

**Building or addition 2** Size and height to the peak: \_\_\_\_\_  
Tell us what you'll use it for. \_\_\_\_\_

**Building or addition 3** Size and height to the peak: \_\_\_\_\_  
Tell us what you'll use it for. \_\_\_\_\_

6) Does the application include a variance for a residence on property with no road frontage? ☐ Y ☒ N

If yes, fill out below.

Is the easement existing? ☐ Y ☐ N If the easement is existing, is it recorded? ☐ Y ☐ N

Tell us who owns (will own) the land under the easement. \_\_\_\_\_

Tell us how many parcels will use the easement. \_\_\_\_\_

7) Does the application include variances for signs? ☐ Y ☒ N If yes, fill out below.

**Sign 1** Dimensions (length and width): \_\_\_\_\_

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

**Sign 2** Dimensions (length and width): \_\_\_\_\_

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

**Sign 3** Dimensions (length and width): \_\_\_\_\_

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

8) Does the application include a variance for parking spaces? ☐ Y ☒ N

If yes, tell us how many total there will be. \_\_\_\_\_

9) Tell us anything else you want us to know. THE EXISTING HOME IS ALREADY IN THE FRONT SETBACK. CAN WE FILE FOR THE EXISTING HOME AND THE COVERED PORCH (PROPOSED)?



## Michael Bessinger

---

**From:** Rob Slagle <rob@townofwakarusa.com>  
**Sent:** Friday, October 31, 2025 9:30 AM  
**To:** Michael Bessinger  
**Subject:** RE: 106 South Walnut Street Site plan

Good morning, Michael.

After reviewing your drawing and suggested setbacks, we see no problem with your moving forward as planned.

Sorry for the delay in getting back to you.

Have a great day!

*Rob Slagle*  
Wakarusa Town Manager

100 W. Waterford Street  
Wakarusa, IN 46573  
Email: [rob@townofwakarusa.com](mailto:rob@townofwakarusa.com)  
Office: 574-862-0067  
Fax: 574-862-2245

**From:** Michael Bessinger <[michael@dyksenandsons.com](mailto:michael@dyksenandsons.com)>  
**Sent:** Thursday, October 30, 2025 1:34 PM  
**To:** [rob@townofwakarusa.com](mailto:rob@townofwakarusa.com)  
**Subject:** RE: 106 South Walnut Street Site plan

Good afternoon,

I am checking in on the progress for the property and the right of way issues with the potential addition. Can you update me on when you get a chance?

**Michael Bessinger**  
Pre-construction Coordinator

28621 County Road 30  
Elkhart, IN 46517  
Office: 574.214.9466  
Cell: 574.226.2162  
[dyksenandsons.com](http://dyksenandsons.com)



**From:** Michael Bessinger  
**Sent:** Thursday, October 16, 2025 9:53 AM



To: '[rob@townofwakarusa.com](mailto:rob@townofwakarusa.com)' <[rob@townofwakarusa.com](mailto:rob@townofwakarusa.com)>

Subject: 106 South Walnut Street Site plan

Please see the attached.

**Michael Bessinger**

Pre-construction Coordinator

28621 County Road 30

Elkhart, IN 46517

Office: 574.214.9466

Cell: 574.226.2162

[dyksenandsons.com](http://dyksenandsons.com)





## Michael Bessinger

---

**From:** Isaiah Jacobs <idjacobs15@gmail.com>  
**Sent:** Sunday, October 12, 2025 4:39 PM  
**To:** Michael Bessinger  
**Subject:** Fwd: variance letter

----- Forwarded message -----

**From:** **Shane Mullett** <[slmullett@gmail.com](mailto:slmullett@gmail.com)>  
**Date:** Sat, Oct 11, 2025, 8:31 PM  
**Subject:** variance letter  
**To:** Isaiah's Ipod <[idjacobs15@gmail.com](mailto:idjacobs15@gmail.com)>

To whom it may concern,

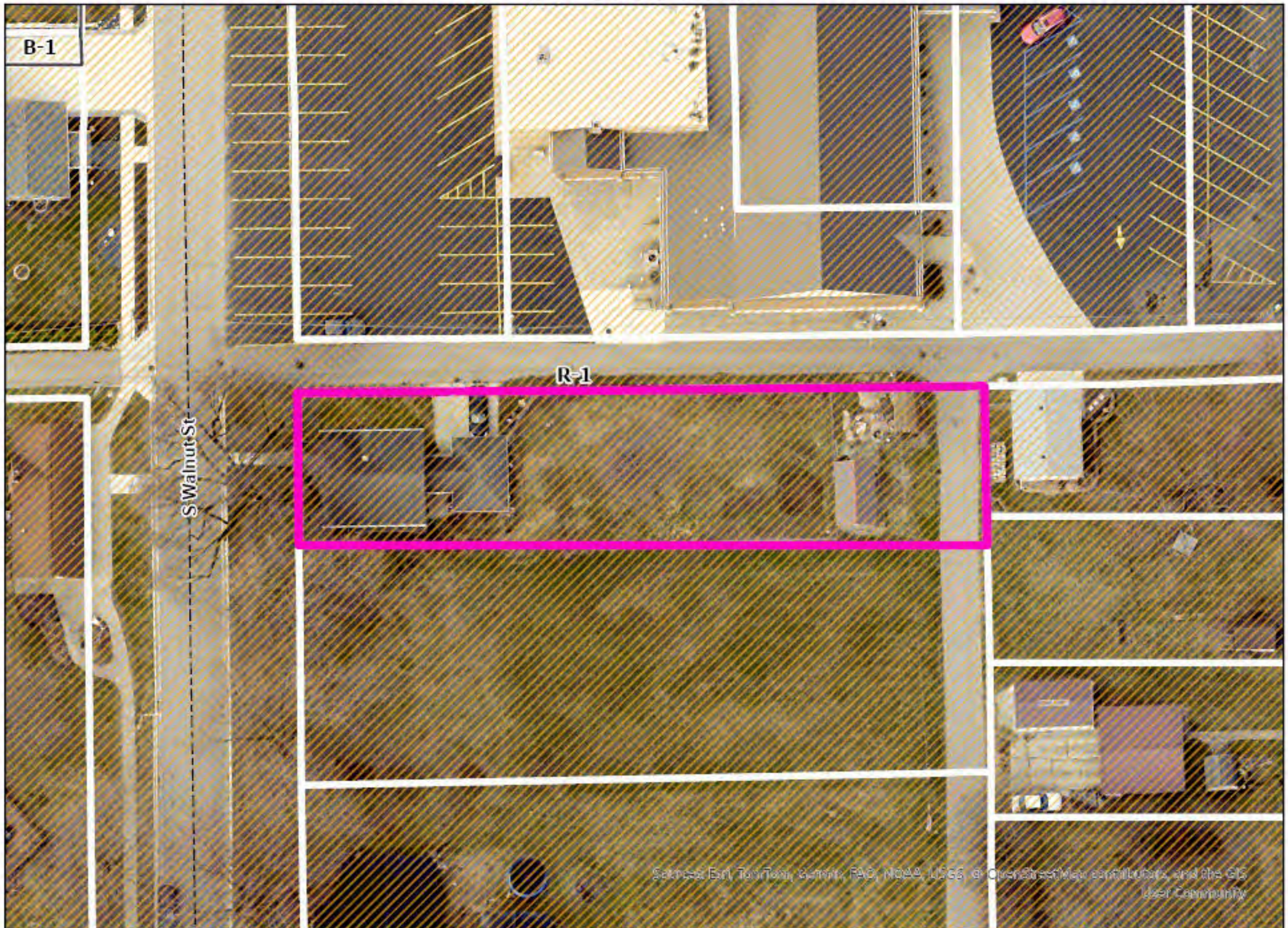
This letter is to relay that Isaiah Jacobs is in the process of purchasing 106 Walnut Street, Wakaruas on land contract and is the current resident of the property. Robin Mullett and Shane Mullett hold the current title holder for the property. We approve of the variance for front porch that is being applied for.

If there are any questions regarding this matter please call Shane at: 574-238-8824

In Christ,  
Shane Mullett

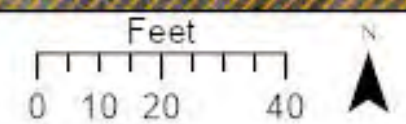


DV-0704-2025



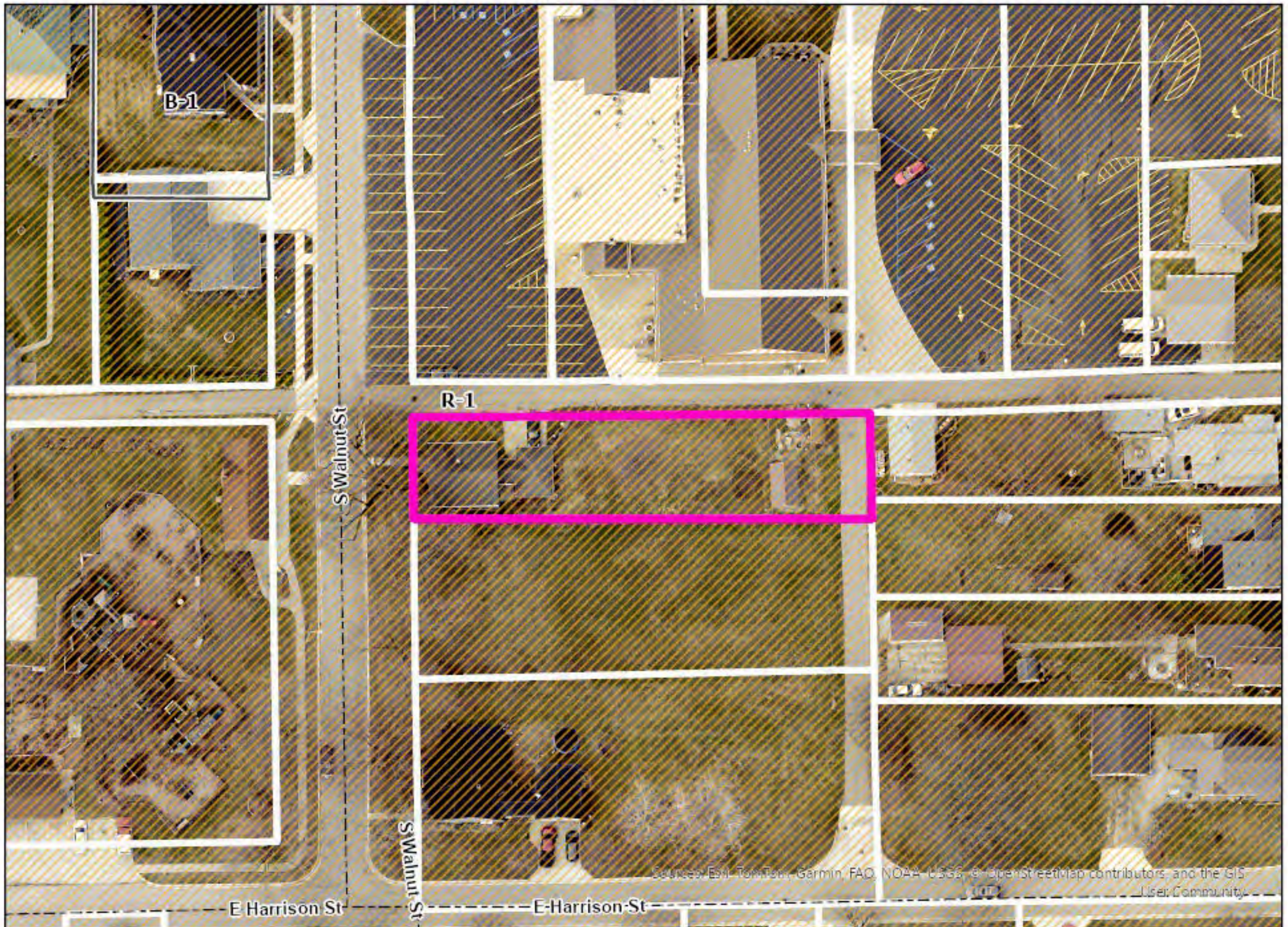
2025 Aerials

1 inch equals 40 ft



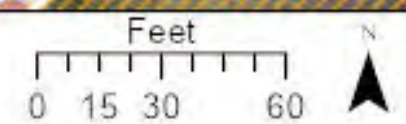


DV-0704-2025



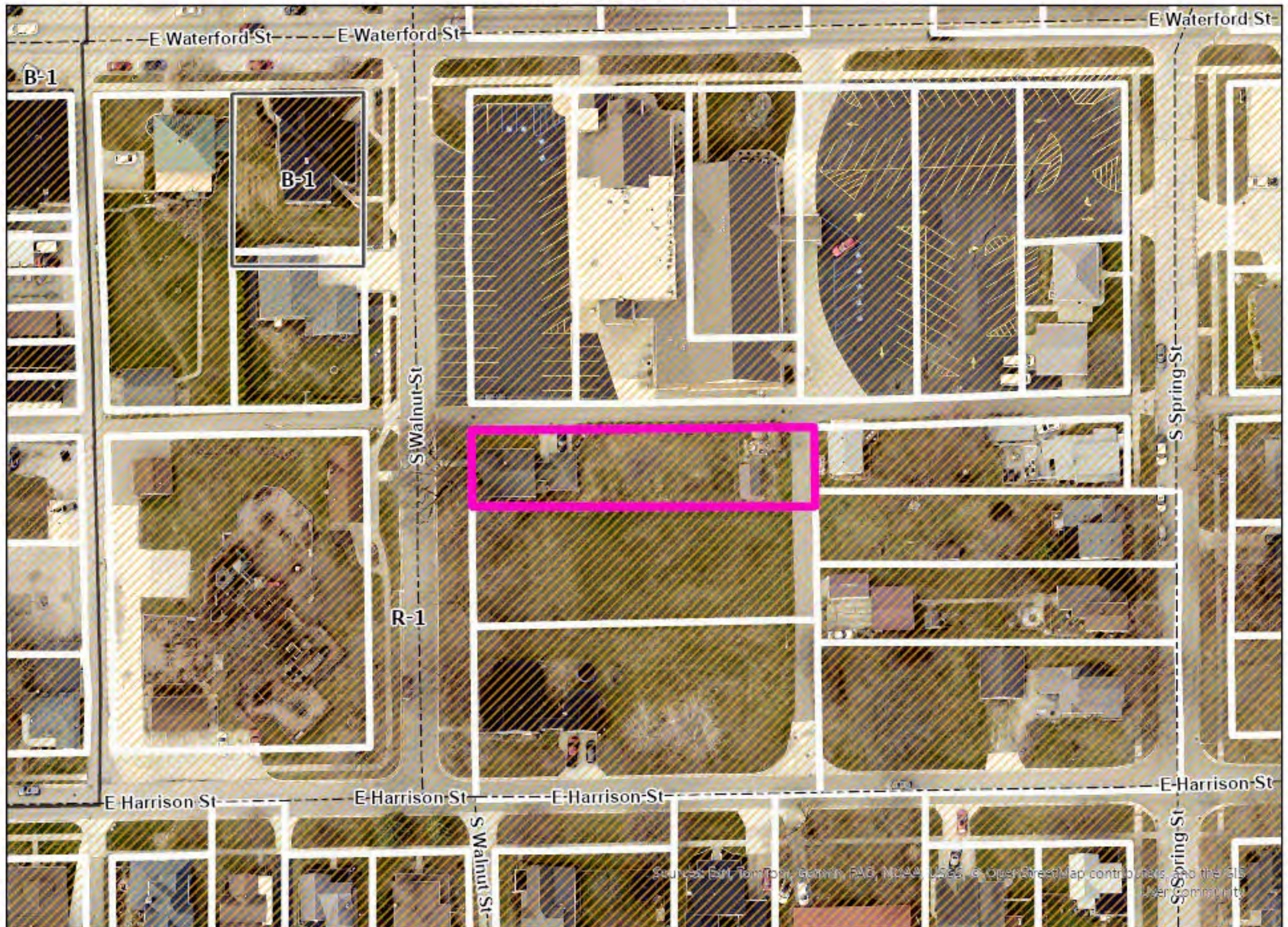
2025 Aerials

1 inch equals 60 ft



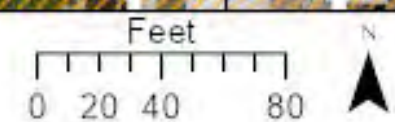


DV-0704-2025



2025 Aerials

1 inch equals 80 ft







Subject property





Facing north





Facing south





Facing west







# ***Hearing Officer Staff Report***

*Prepared by the Department of Planning and Development*

**Hearing Date:** December 17, 2025

**Transaction Number:** DV-0713-2025.

**Parcel Number(s):** 20-04-23-377-006.000-032.

**Existing Zoning:** A-1.

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

**Petitioner:** Calvin A. Hochstetler & Linda Hochstetler, Husband & Wife.

**Location:** Northwest corner of SR 120 & Oak Hills Dr., in York Township.

**Site Description:**

- Physical Improvement(s) – Residence, detached accessory structure, pool.
- Proposed Improvement(s) – Addition to an attached accessory structure.
- Existing Land Use – Residential.
- Surrounding Land Use – Residential, agricultural.

**History and General Notes:**

- None.

**Staff Analysis:**

Staff finds that:

1. Approval of the requests will not be injurious to public health, safety, morals, or general welfare. The proposed structure and the existing shed will sit out of the right-of-way of SR 120 and Oak Hills Dr., and the proposed size of the new addition will not cause sight issues for traffic.
2. Approval of the requests will not cause substantial adverse effect on neighboring property. The property is a 0.55-acre parcel in a medium-density residential area, and the property will remain residential in character. The proposed addition will not encroach more than the existing shed, which has been in place without complaints since 2014.
3. Strict application of the terms of the Development Ordinance would result in an unnecessary hardship in the use of the property. Due to the layout of the parcel being between two roadways, there isn't a way to add an addition to the existing garage without a variance.



# ***Hearing Officer Staff Report (Continued)***

***Hearing Date:*** December 17, 2025

Staff recommends **APPROVAL** with the following condition(s) imposed:

1. Variances from the developmental standards of the Development Ordinance are void unless an Improvement Location Permit is issued within 180 calendar days from the date of the grant and construction work completed within 1 year from the date of the issuance of the building permit (where required).
2. The request is approved in accordance with the site plan submitted (dated 11/10/2025) and as represented in the Developmental Variance application.



# PLAN COMMISSION & BOARD OF ZONING APPEALS

Developmental Variance - Developmental Variance

Elkhart County Planning & Development  
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Date: 11/10/2025 Meeting Date: December 17, 2025 Transaction #: DV-0713-2025  
Board of Zoning Appeals Public Hearing

Description: 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 Drive 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 Drive

Contacts: <u>Applicant</u>	<u>Authorized Agent</u>	<u>Land Owner</u>
Tru - Built Construction	Tru - Built Construction	Calvin A. Hochstetler And
59600 County Road 41	59600 County Road 41	Linda Hochstetler, Husband
Middlebury, IN 46540	Middlebury, IN 46540	And Wife
		11715 Sr 120
		Middlebury, IN 46540

Site Address: 11715 State Road 120 Middlebury, IN 46540	Parcel Number: 20-04-23-377-006.000-032
--	---

Township: York  
Location: Northwest corner of SR 120 and Oak Hills Drive

Subdivision: OAK HILLS SD	Lot # 2
---------------------------	---------

Lot Area: 0.55	Frontage: 328.00	Depth: 205.00
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Zoning: A-1	NPO List:
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Present Use of Property: RESIDENTIAL

Legal Description:

Comments: Parcel creation date: 7/20/67  
STORAGE EQUATION: RESIDENCE 1,035 SQ. FT X 110% = 1,138 SQ. FT.  
MINUS (572) ATTACHED GARAGE  
MINUS (180) UTILITY SHED  
MINUS (168) PROPOSED ACCESSORY ADDITION  
= 218 SQ. FT. REMAINING PERSONAL STORAGE AVAILABLE

Applicant Signature:	Department Signature:
----------------------	-----------------------



## Developmental Variance — Questionnaire

Name: Calvin & Linda Hochstetler

- 1) Tell us what you want to do. Add to the Front of Garage  
because it's too tight to fit 2 15 passenger vans  
into Garage.
- 2) Tell us why you can't change what you're doing so you don't need a variance. We only need  
6' Feet and if we would go a different direction  
would change the driveway and would be more costly.
- 3) Tell us why the variance won't hurt your neighbors or the community. It's Just Making  
an improvement.
- 4) Does the property need well and septic? Well: ☐ Y ☒ N Septic: ☐ Y ☒ N  
Does the property need a new septic system? ☐ Y ☒ N  
If a new septic system is needed, did the Health Department say there's enough space for it? ☐ Y ☐ N
- 5) Does the application include variances to allow for buildings or additions? ☒ Y ☐ N If yes, fill out below.
- Building or addition 1** Size and height to the peak: 6' x ' x ' High  
Tell us what you'll use it for. Park vehicles inside.
- Building or addition 2** Size and height to the peak: \_\_\_\_\_  
Tell us what you'll use it for. \_\_\_\_\_
- Building or addition 3** Size and height to the peak: \_\_\_\_\_  
Tell us what you'll use it for. \_\_\_\_\_
- 6) Does the application include a variance for a residence on property with no road frontage? ☐ Y ☒ N  
If yes, fill out below.  
Is the easement existing? ☐ Y ☐ N If the easement is existing, is it recorded? ☐ Y ☐ N  
Tell us who owns (will own) the land under the easement. \_\_\_\_\_  
Tell us how many parcels will use the easement. \_\_\_\_\_
- 7) Does the application include variances for signs? ☐ Y ☒ N If yes, fill out below.
- Sign 1** Dimensions (length and width): \_\_\_\_\_  
Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N  
Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N  
Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N
- Sign 2** Dimensions (length and width): \_\_\_\_\_  
Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N  
Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N  
Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N
- Sign 3** Dimensions (length and width): \_\_\_\_\_  
Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N  
Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N  
Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N
- 8) Does the application include a variance for parking spaces? ☐ Y ☒ N  
If yes, tell us how many total there will be. \_\_\_\_\_
- 9) Tell us anything else you want us to know. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



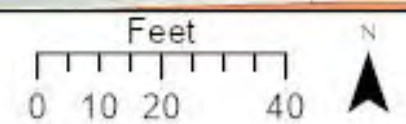
DV-0713-2025



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

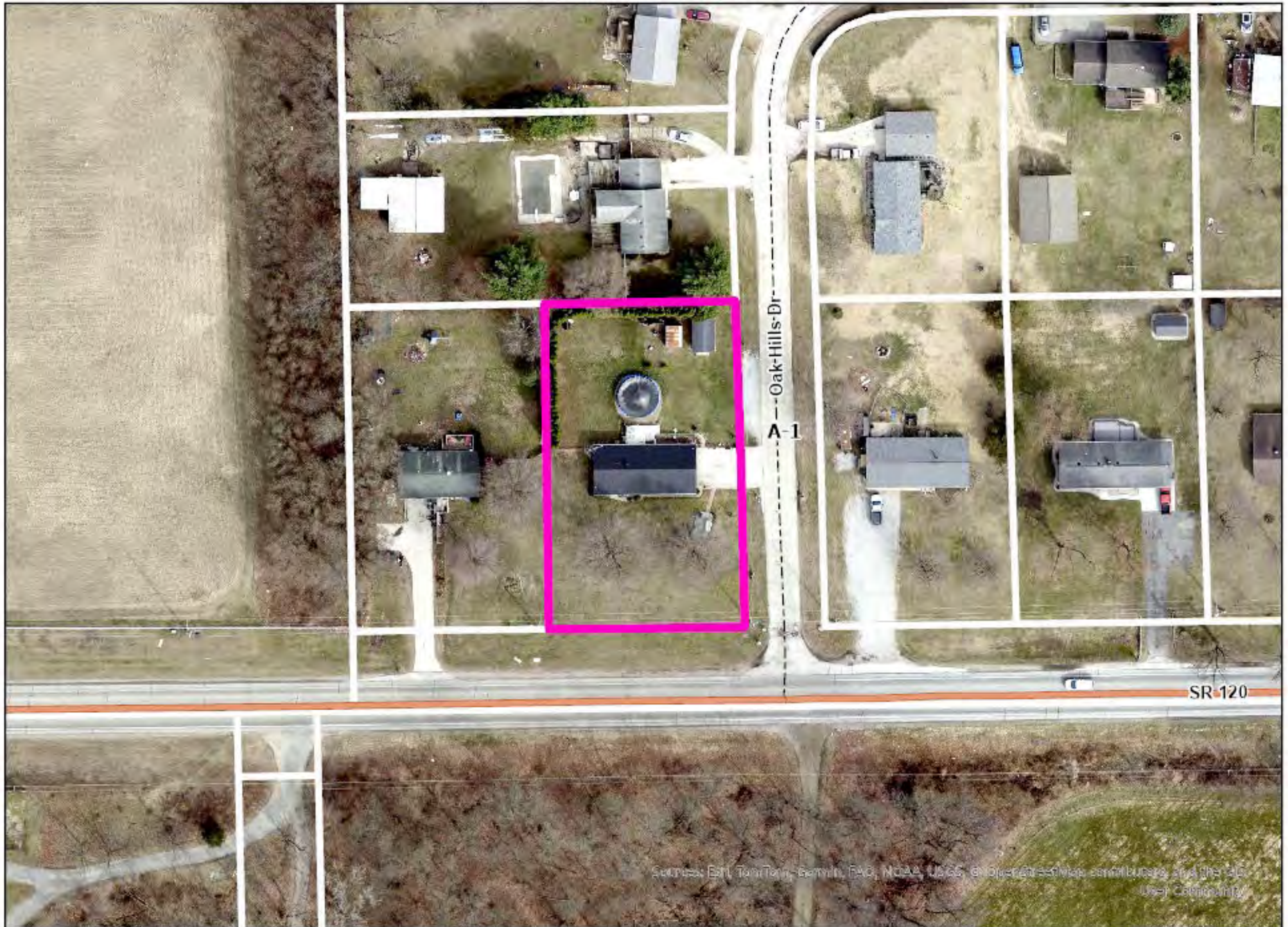
2025 Aerials

1 inch equals 40 ft



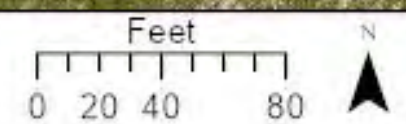


DV-0713-2025



2025 Aerials

1 inch equals 80 ft



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, Bing, OpenStreetMap contributors, and the GIS User Community

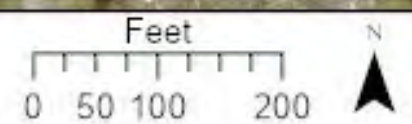


DV-0713-2025



2025 Aerials

1 inch equals 200 ft







Subject property





Subject property, existing shed on Oak Hills Dr.





Facing south





Facing north





Facing east



NOV 10 2025



W. prop line

210' storage Barn

18' 7" storage shed  
12' 20'

37' →

90'

septic

45'

30'

6' well

Finished Home

Garage

6x28 Addition

168 sq. ft.

43'

Oak Hills Dr.

124'

Calvin & Linda Hochstetler

11715

State Road 120 East



# ***Hearing Officer Staff Report***

*Prepared by the Department of Planning and Development*

***Hearing Date:*** December 17, 2025

***Transaction Number:*** DV-0728-2025.

***Parcel Number(s):*** 20-03-31-201-022.000-030.

***Existing Zoning:*** R-1.

***Petition:*** For a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.

***Petitioner:*** John Buwalda & Rose R. Fetzer Revocable Trust.

***Location:*** West side of Echo Ln., 930 ft. south of CR 8, in Washington Township.

***Site Description:***

- Physical Improvement(s) – Residence.
- Proposed Improvement(s) – Accessory structure.
- Existing Land Use – Residential.
- Surrounding Land Use – Residential.

***History and General Notes:***

- None.

***Staff Analysis:***

Staff finds that:

1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. This request is 753 sq. ft., or 22%, over what is allowed, and all other development standards will be met.
2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 0.95-acre lot in a moderately dense residential area and the property will remain residential in character.
3. Strict application of the terms of the Development Ordinance would result in an unnecessary hardship in the use of the property. Without the benefit of the variance, the proposed structure could not be constructed.



# ***Hearing Officer Staff Report (Continued)***

***Hearing Date:*** December 17, 2025

Staff recommends **APPROVAL** with the following condition(s) imposed:

1. A variance from the developmental standards of the Development Ordinance is void unless an Improvement Location Permit is issued within 180 calendar days from the date of the grant and construction work completed within 1 year from the date of the issuance of the building permit (where required).
2. The request is approved in accordance with the site plan submitted (dated 11/28/2025) and as represented in the Developmental Variance application.



# PLAN COMMISSION & BOARD OF ZONING APPEALS

Developmental Variance - Developmental Variance

**Elkhart County Planning & Development  
Public Services Building**

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Date: 11/17/2025 Meeting Date: December 17, 2025 Transaction #: DV-0728-2025  
Board of Zoning Appeals Public Hearing

Description: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed  
by right

Contacts: Applicant Land Owner  
John Buwalda, And Individual, John Buwalda, And Individual,  
And Rose R. Fetzer Buwalda, And Rose R. Fetzer Buwalda,  
Revocable Trust Revocable Trust  
54175 Echo Lane 54175 Echo Lane  
Bristol, IN 46507 Bristol, IN 46507

Site Address: 54175 Echo Ln  
Bristol, IN 46507

Parcel Number: 20-03-31-201-022.000-030

Township: Washington  
Location: West Side Of Echo Lane, 930 ft. South Of County Road 8

Subdivision: PHEASANT RIDGE Lot # 2

Lot Area: 0.95 Frontage: 120.00 Depth: 339.00

Zoning: R-1 NPO List:

Present Use of Property: RESIDENTIAL

Legal Description:

Comments: RESIDENCE = 3,064 SQ FT X 110% = 3,370 SQ FT MINUS 1,723 (GARAGE) AND NEW PROPOSED BUILDING AT 40 X 60  
= 2,400 SQ FT, WHICH IS AN OVERAGE OF 753 SQ FT.  
\* APPLICANT TO PROVIDE REVISED SITE PLAN SHOWING MINIMUM SET-BACK OF 35' FEET FROM PROPERTY  
LINE (60 FT TO CENTERLINE) AS STATED IN SUBDIVISION PLAT - KB/DD 11/17/2025

Applicant Signature:

Department Signature:



# Developmental Variance — Questionnaire

Name: John Buwalda

- 1) Tell us what you want to do. Build a 60x40ft Pole barn which exceeds the maximum accessory storage allowed under ordinance.
- 2) Tell us why you can't change what you're doing so you don't need a variance. the space is needed to fit larger items (Boats, trailers, yard equipment) keep them safe from the elements, and have space to access/move them.
- 3) Tell us why the variance won't hurt your neighbors or the community. Complies w/ setback and height requirements; Improves character, cleanliness, and property values or neighborhood.
- 4) Does the property need well and septic? Well: ☒ Y ☐ N Septic: ☒ Y ☐ N  
Does the property need a new septic system? ☐ Y ☒ N  
If a new septic system is needed, did the Health Department say there's enough space for it? ☐ Y ☐ N
- 5) Does the application include variances to allow for buildings or additions? ☐ Y ☐ N If yes, fill out below.  
**Building or addition 1** Size and height to the peak: 60' x 40'  
Tell us what you'll use it for. height: 22'  
**Building or addition 2** Size and height to the peak: \_\_\_\_\_  
Tell us what you'll use it for. \_\_\_\_\_  
**Building or addition 3** Size and height to the peak: \_\_\_\_\_  
Tell us what you'll use it for. \_\_\_\_\_
- 6) Does the application include a variance for a residence on property with no road frontage? ☐ Y ☒ N  
If yes, fill out below.  
Is the easement existing? ☐ Y ☐ N If the easement is existing, is it recorded? ☐ Y ☐ N  
Tell us who owns (will own) the land under the easement. \_\_\_\_\_  
Tell us how many parcels will use the easement. \_\_\_\_\_
- 7) Does the application include variances for signs? ☐ Y ☒ N If yes, fill out below.  
**Sign 1** Dimensions (length and width): \_\_\_\_\_  
Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N  
Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N  
Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N  
**Sign 2** Dimensions (length and width): \_\_\_\_\_  
Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N  
Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N  
Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N  
**Sign 3** Dimensions (length and width): \_\_\_\_\_  
Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N  
Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N  
Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N
- 8) Does the application include a variance for parking spaces? ☐ Y ☒ N  
If yes, tell us how many total there will be. \_\_\_\_\_
- 9) Tell us anything else you want us to know. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

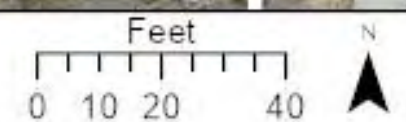


DV-0728-2025



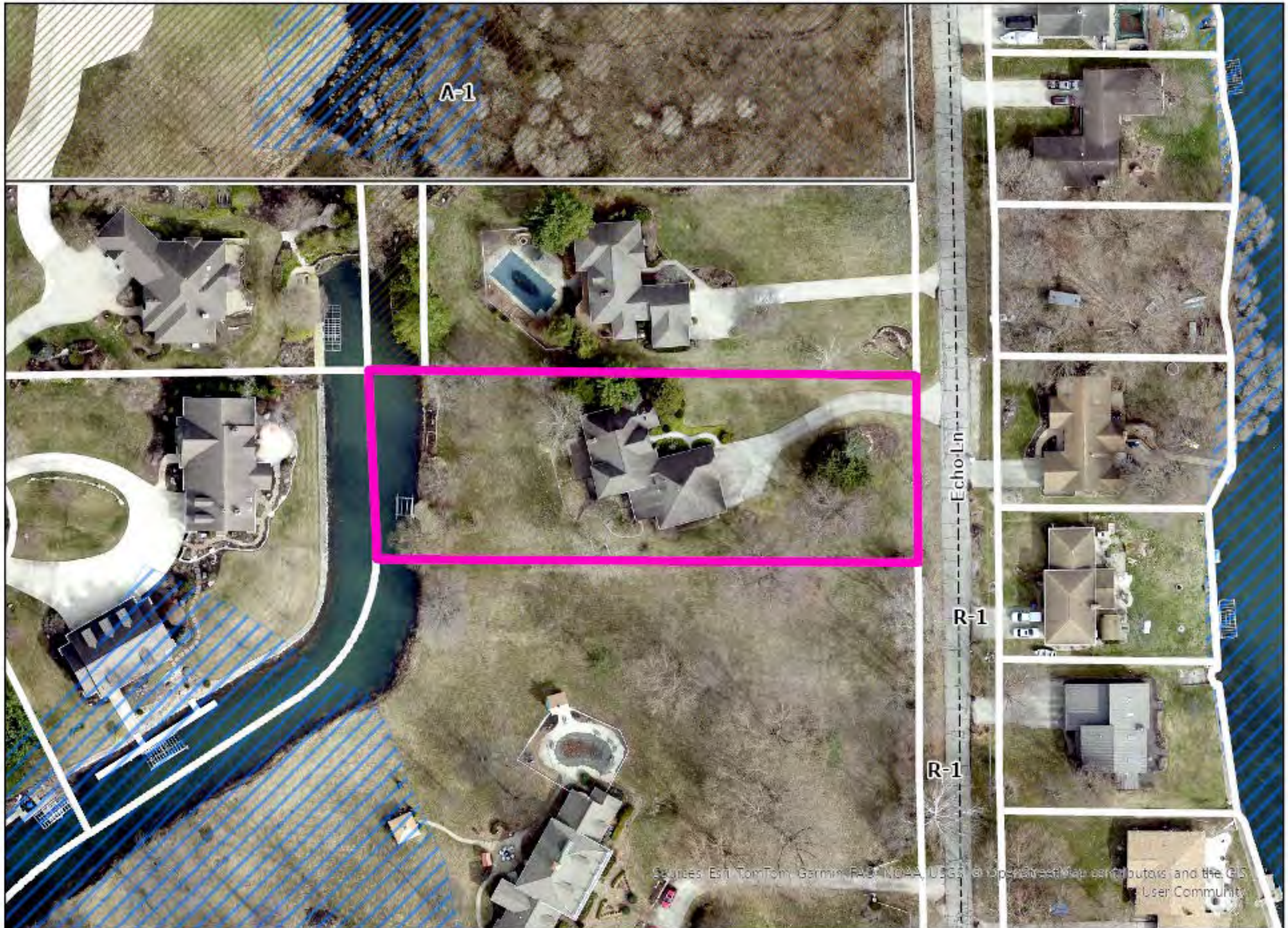
2025 Aerials

1 inch equals 40 ft



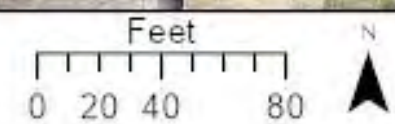


DV-0728-2025



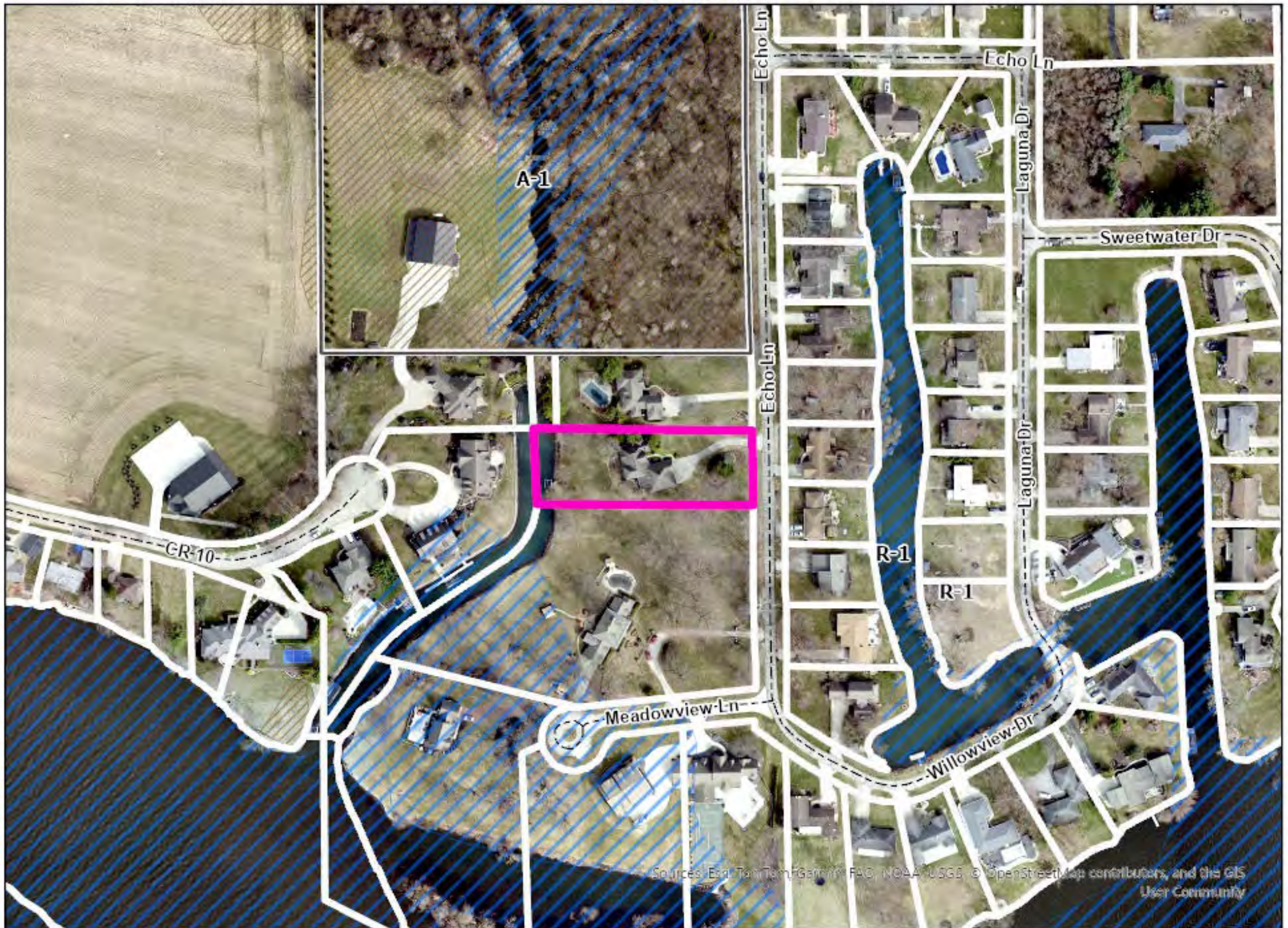
2025 Aerials

1 inch equals 80 ft



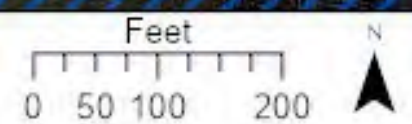


DV-0728-2025



2025 Aerials

1 inch equals 200 ft



Sources: Esri, TomTom, Garmin, FRC, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community





Subject property facing west





Facing east





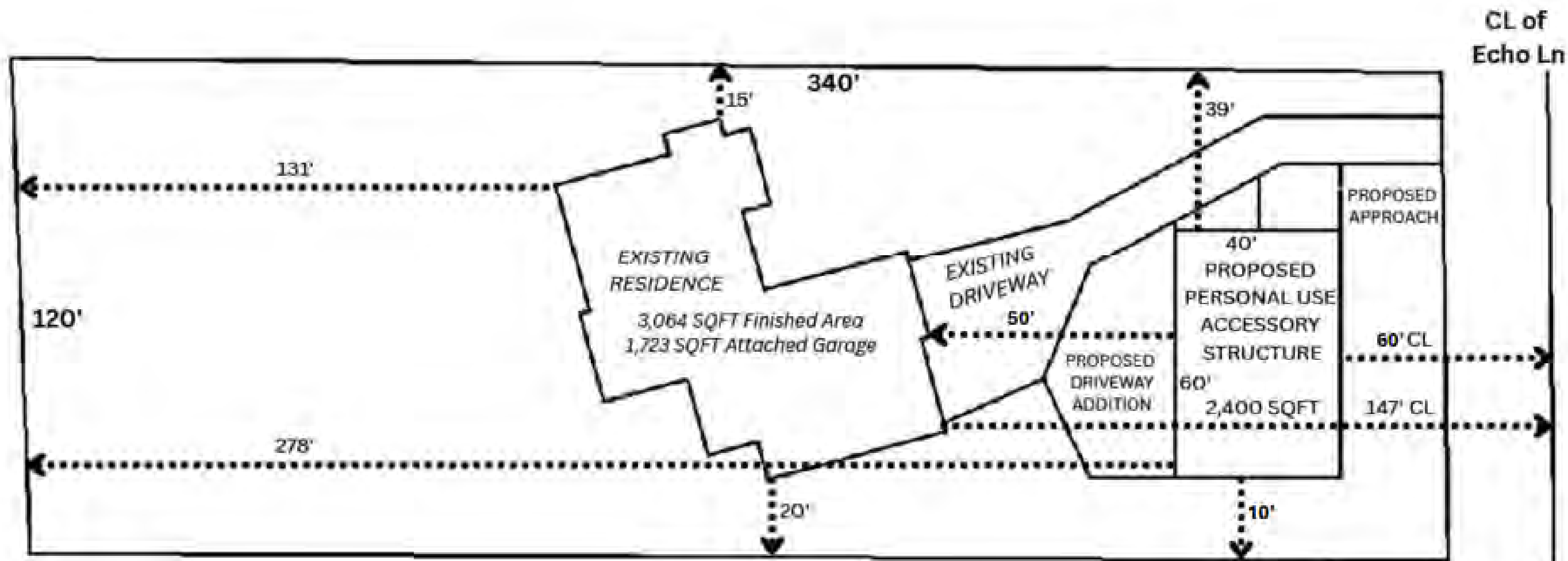
Facing north





Facing south







# ***Hearing Officer Staff Report***

*Prepared by the Department of Planning and Development*

***Hearing Date:*** December 17, 2025

***Transaction Number:*** DV-0729-2025.

***Parcel Number(s):*** 20-02-08-480-036.000-026.

***Existing Zoning:*** R-2.

***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.

***Petitioner:*** Jack Vergonet & Gina R. Vergonet, Husband & Wife.

***Location:*** South side of North Shore Dr., 2,555 ft. east of SR 19, in Osolo Township.

***Site Description:***

- Physical Improvement(s) – Residence and detached garage to be demolished.
- Proposed Improvement(s) – Replacement residence.
- Existing Land Use – Residential.
- Surrounding Land Use – Residential.

***History and General Notes:***

- None.

***Staff Analysis:***

Staff finds that:

1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. The proposed home is not a risk to traffic safety on North Shore Dr., and East Ct. is no longer used as public right-of-way.
2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 0.143-acre lot in a dense lake neighborhood, and the lot will remain residential in character.
3. Strict application of the terms of the Development Ordinance would result in an unnecessary hardship in the use of the property. Front and side setback encroachments are common in small-lot lake neighborhoods.



# ***Hearing Officer Staff Report (Continued)***

***Hearing Date:*** December 17, 2025

Staff recommends **APPROVAL** with the following condition(s) imposed:

1. Variances from the developmental standards of the Development Ordinance are void unless an Improvement Location Permit is issued within 180 calendar days from the date of the grant and construction work completed within 1 year from the date of the issuance of the building permit (where required).
2. The request is approved in accordance with the site plan submitted (dated 11/17/2025) and as represented in the Developmental Variance application.



# PLAN COMMISSION & BOARD OF ZONING APPEALS

Developmental Variance - Developmental Variance

**Elkhart County Planning & Development  
Public Services Building**

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Date: 11/17/2025 Meeting Date: December 17, 2025 Transaction #: DV-0729-2025  
Board of Zoning Appeals Public Hearing

Description: for a 20 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the construction of a residence to be constructed 30 ft. from the centerline of the right-of-way of North Shore Dr., and for a 33 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the construction of a residence to be constructed 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 to be constructed 3 ft. from the west side property line

<u>Contacts:</u>	<u>Applicant</u>	<u>Authorized Agent</u>	<u>Land Owner</u>
	Freedom Builders	Freedom Builders	Jack Vergonet And Gina R.
	54824 Cr 33	54824 Cr 33	Vergonet, Husband And Wife
	Middlebury, IN 46540	Middlebury, IN 46540	(Grantee)
			23231 Orchard Ridge Dr
			Elkhart, IN 46516

Site Address: 25992 North Shore Dr Elkhart, IN 46514	Parcel Number: 20-02-08-480-036.000-026
---	---

Township: Osolo  
Location: South Side Of North Shore Drive, 2,255 ft. East Of SR 19

Subdivision: THOMPSON SD SIM LAKE	Lot # LOT 14
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Lot Area: 0.13	Frontage: 40.00	Depth: 146.00
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Zoning: R-2	NPO List:
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Present Use of Property: RESIDENTIAL

Legal Description:

Comments: ALSO PART OF SUBDIVISION ALTERATION LOT 14A

Applicant Signature:	Department Signature:
----------------------	-----------------------



## Developmental Variance — Questionnaire

Name: \_\_\_\_\_

Jack & Gina Vergonet

- 1) Tell us what you want to do. Developmental variance to all for the construction of a new residence 30' from the center of North Shore Dr, 17' from the center of East Court, and 3' from the west side property line
- 2) Tell us why you can't change what you're doing so you don't need a variance. The required setbacks would not allow for any reasonable size structure on this lot
- 3) Tell us why the variance won't hurt your neighbors or the community. This parcel is in an area with many smaller lots where most homes are unable to meet required setbacks without a variance. This request is not uncommon in this area. The parcel use will remain residential in a rural residential area
- 4) Does the property need well and septic? Well: ☒ Y ☐ N Septic: ☐ Y ☒ N  
Does the property need a new septic system? ☐ Y ☒ N  
If a new septic system is needed, did the Health Department say there's enough space for it? ☐ Y ☐ N
- 5) Does the application include variances to allow for buildings or additions? ☐ Y ☐ N If yes, fill out below.
- Building or addition 1** Size and height to the peak: 2572 sq ft; 30' to the peak  
Tell us what you'll use it for. New Residence
- Building or addition 2** Size and height to the peak: \_\_\_\_\_  
Tell us what you'll use it for. \_\_\_\_\_
- Building or addition 3** Size and height to the peak: \_\_\_\_\_  
Tell us what you'll use it for. \_\_\_\_\_
- 6) Does the application include a variance for a residence on property with no road frontage? ☐ Y ☒ N  
If yes, fill out below.  
Is the easement existing? ☐ Y ☐ N If the easement is existing, is it recorded? ☐ Y ☐ N  
Tell us who owns (will own) the land under the easement. \_\_\_\_\_  
Tell us how many parcels will use the easement. \_\_\_\_\_
- 7) Does the application include variances for signs? ☐ Y ☒ N If yes, fill out below.
- Sign 1** Dimensions (length and width): \_\_\_\_\_  
Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N  
Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N  
Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N
- Sign 2** Dimensions (length and width): \_\_\_\_\_  
Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N  
Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N  
Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N
- Sign 3** Dimensions (length and width): \_\_\_\_\_  
Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N  
Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N  
Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N
- 8) Does the application include a variance for parking spaces? ☐ Y ☒ N  
If yes, tell us how many total there will be. \_\_\_\_\_
- 9) Tell us anything else you want us to know. \_\_\_\_\_





These plans were designed with standard construction practices in mind. Due to variations in materials, construction methods, and local codes, revisions may be required. It is the responsibility of the builder to review the information and assure that it is revised to become code compliant, appropriate, and complete.

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Sheet Title

Cover Page

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DRAWINGS PROVIDED BY:  
**Freedom Builders**  
 8424 N. 13th St., Elkhart, IN 46540  
 774-222-4425

DATE:  
 10/21/2025  
 SCALE:  
 None  
 SHEET:  
 A-1



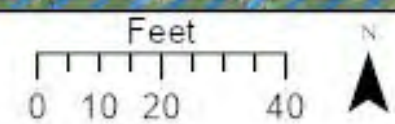
DV-0729-2025



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, & OpenStreetMap contributors, and the GIS User Community

2025 Aerials

1 inch equals 40 ft



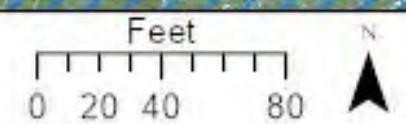


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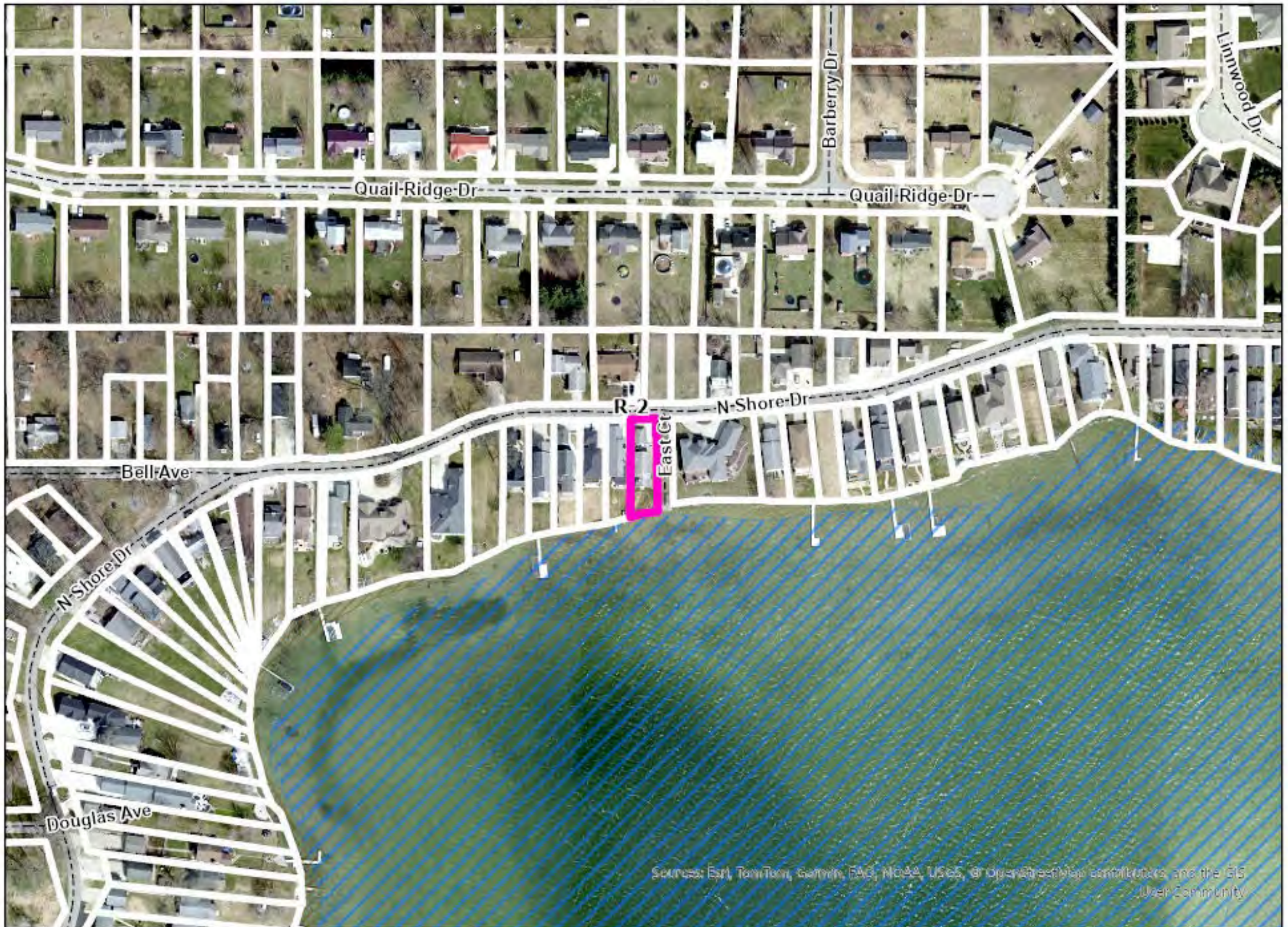
2025 Aerials

1 inch equals 80 ft





DV-0729-2025



Sources: Esri, TomTom, Garmin, FAD, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community

2025 Aerials

1 inch equals 200 ft







Subject property





Facing east





Facing west





Facing north



