

WHITLEY COUNTY BOARD OF ZONING APPEALS

STAFF REPORT

25-W-VAR-25 DEVELOPMENT STANDARDS VARIANCE

Vision Homz
Smith Township

DECEMBER 23, 2025

AGENDA ITEM: 2

SUMMARY OF PROPOSAL

Current zoning: AG, Agriculture

Property area: multiple Parcels

The petitioner is requesting a development standards variance to allow for placement of four (4) off premise construction and directional signs as part of the subdivision development at the north end of Sheldon Road. The signs are proposed to be 4' x 8' in size. The four subject properties are located at nearby intersections with sign placement to provide information and guidance to the subdivision location. Properties are in Sections 4, 16, 21, and 22 of Smith Township.

The petitioner is proposing four, two-sided construction signs to be located at the following locations:

Parcel Number	Sign Location
92-04-05-000-108.000-009	south side of Highway 33 west of 550 East (north side of property)
92-04-16-000-407.000-009	northeast corner of 550 East and Anderson Road intersection
92-04-21-000-102.000-009	south side of Anderson Road at Sheldon Road intersection
92-04-22-000-210.000-009	southeast corner of Blue Lake Road and State Rd. 205 intersection

Note that the sign located at the northeast corner of 550 East and Anderson Road intersection may be smaller than the proposed 4' x 8' due to being a directional sign only.

REVIEW CRITERIA

Indiana Code §36-7-4-918.5 and Section 10.10 of the Zoning Code state the criteria listed below upon which the Board must base its review. Staff's comments/proposed findings of fact under each criterion.

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community;

The requested variance will not be injurious to the public health or morals, as non-obscene signs generally have negligible effect on those factors.

General welfare could be injured if there is not a practical difficulty specific to this site.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and

The proposed signs would be seen independently of each other, avoiding creation of visual clutter. So, they would have no more impact on value on the surrounding area than a code-compliant sign. There would be no impact on use.

3. **The strict application of the terms of the Ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction or restriction of economic gain.**

The locations of the different properties and the distance between the individual signs make the proposed construction identification signs effectively independent of each other.

Strictly applying the code could result in.....

Date report prepared: 12/15/2025

BOARD OF ZONING APPEALS ACTION

Findings of Fact Criteria

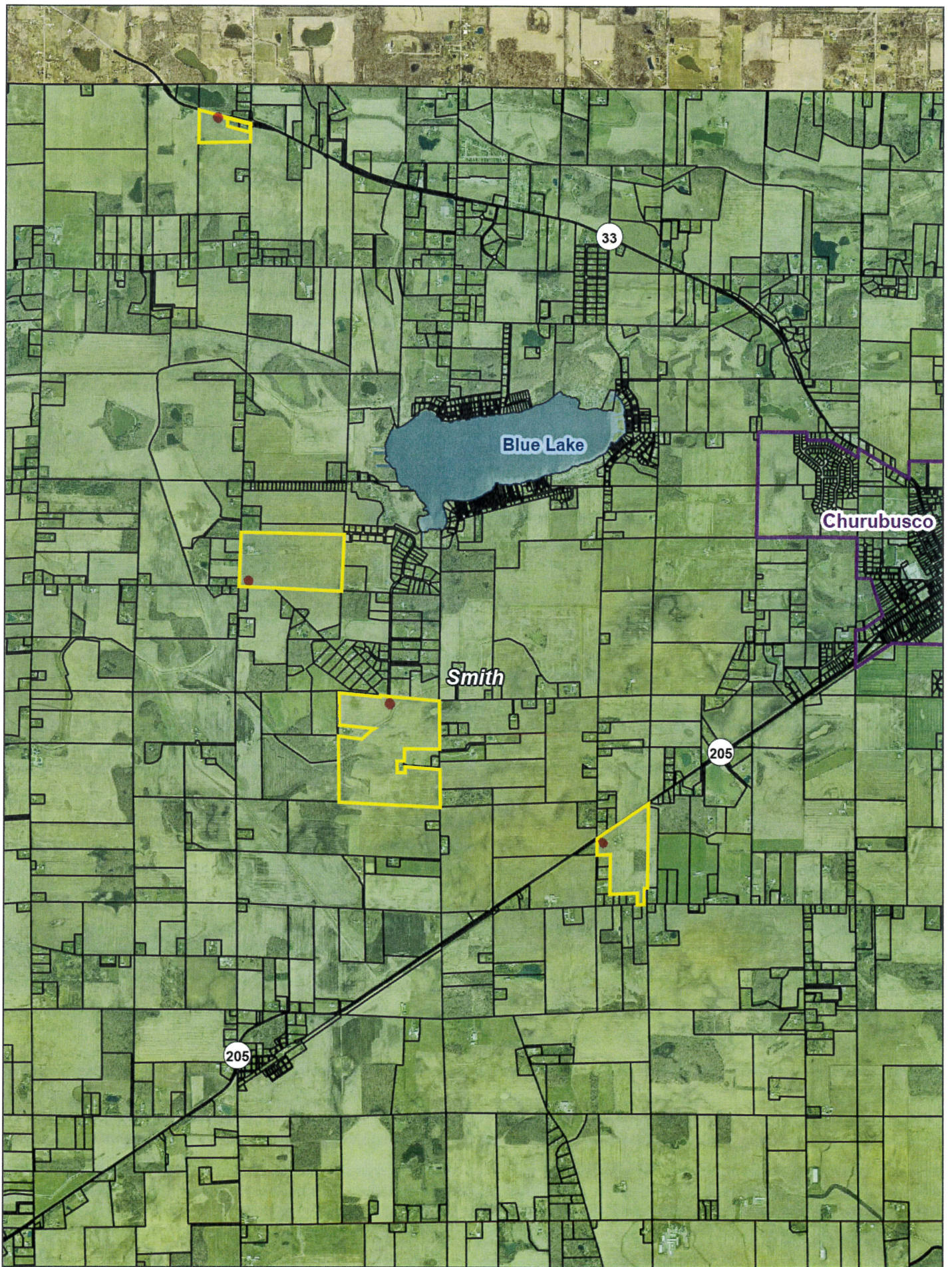
	Vote: Green		Sheiss		Wilkinson		Wolf		Wright	
	<i>Yes</i>	<i>No</i>	<i>Yes</i>	<i>No</i>	<i>Yes</i>	<i>No</i>	<i>Yes</i>	<i>No</i>	<i>Yes</i>	<i>No</i>
<i>Criterion 1</i>										
<i>Criterion 2</i>										
<i>Criterion 3</i>										

Motion: ☐ Grant
☐ Grant w/conditions
☐ Deny

By:

Second by:

Vote:	Green	Sheiss	Wilkinson	Wolf	Wright
<i>Yes</i>					
<i>No</i>					
<i>Abstain</i>					



Statement of Intent – Vision Homz Signage Variance Request

Vision Homz respectfully requests a variance from the Whitley County Plan Commission to allow the placement of a 4x8 directional sign in three designated locations leading to our new subdivision. The subdivision is located approximately 0.5 miles off the main roads and is not visible from any primary roadway. Because of this limited visibility, directional signage is necessary to clearly guide prospective homeowners, vendors, construction partners, and visitors to the development.

The proposed signage will help ensure that potential customers can easily locate the subdivision, support safe and efficient traffic flow, and reduce the likelihood of confusion or unintended traffic on nearby private properties.

Vision Homz and its vendors will install and maintain all signage at the approved locations for the **entire duration of the subdivision's construction period**. All signs will be removed promptly once construction is complete or upon request by the county.

We respectfully request approval of this variance to allow the temporary placement of these 4x8 directional signs at three key locations to provide essential visibility, safety, and accessibility during the full construction timeline of the subdivision.

Proposed Signed Mock Up:

ARROWHEAD
Ridge

**PHASE 1
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**VISION
HOMZ**

STERLING REALTY ADVISORS
KYLE BOLYARD
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