

AGENDA

Hendricks County Board of Zoning Appeals

Monday, November 20, 2017

7:30 PM

Hendricks County Government Center

Meeting Room 4 and 5

355 S. Washington Street

Danville, Indiana 46122

1. PLEDGE OF ALLEGIANCE

2. APPROVAL OF THE MINUTES FOR October 16, 2017

3. PUBLIC HEARINGS

Public hearing items have been advertised according to law. For items involving a piece of land, courtesy notices have been sent to some property owners in the vicinity and a sign with information pertaining to the case has been posted on the property. Testimony for and against each proposal will be taken and a decision by the Board of Zoning Appeals will be made. The Board may continue an item for another date for hearing if the public is better served by such a continuance.

4. OLD BUSINESS

5. NEW BUSINESS:

Beazer Homes Indiana, LLP; to appeal the Director's determination to deny building permit #2017-6980; on a .37 acre parcel in Washington Township; Section 09, Township 15, Range 1E; Key No. 12-3-09-51E 351-002; Located on the corner of E CR 100 S and S CR 525 E; 5230 E CR 100 S.

VAR 31-17: Mitchell Variance from Development Standards 4.7(D) to allow a residential lot with no road frontage on a 20.1 acre parcel zoned AGR in Eel River township; Section 28, Township 17N, Range 2W, Key No. 04-1-28-72W 300-006; Located approximately .35 of a mile North of Ladoga Road; 6900 Ladoga Road, North Salem, IN. 46165.

VAR 36-17: Fairburn Variance from Development Standards 4.7(D) to allow front setback at 29' on a 1 acre parcel in an AGR zoned district in Middle Township; Section 07, Township 16, Range 1E; Key No. 10-2-07-61E 245-005; Located approximately .38 of a mile north of E CR 550 N; 5887 N CR 375 E.

VAR 37-17: Buckler Variance from Development Standards 4.7 (D) reduce front setback to 20' on a 1.1 acre parcel in a AGR zoned district in Washington Township; Section 25, Township 16, Range 1E; Key No. 12-1-25-61E 300-005; Located approximately .45 of a mile east of N CR 800 E; 8490 E CR 200 N.

VAR 38-17: Koopman Variance from Development Standards 4.9 (D) To reduce side setback; and the distance away from principal dwelling on a .19 acre parcel in Eel River Township; Section 4, Township 16, Range 2E; Key No. 19-1-04-62W 140-030; Located approximately 290' south of N SR 75, 218 N Main St, North Salem, IN.

SE 07-17: James Hayton for a Special Exception in accordance with HCZO to allow a lawn mower repair home-based business in a RB zoned district on a 1.4 acre parcel in Clay Township; Section 31, Township 15, Range 2W; Key No. 16-1-31-52W 400-003; Located approximately .55 of a mile east of S Putnam County Rd; 8386 W Main St, Coatesville, IN. 46121.

SE 08-17: SE 08-17: Dustin Hostetler for a Special Exception to allow an assembly/ banquet hall on a 105 acre parcel in a AGR zoned district in Franklin Township; Section 30, Township 14, Range 1W; Key No. 05-2-30-41W 400-005; Located on the northwest corner of CR 200 W and W CR 1000 S.

6. ATTORNEY AND STAFF COMMENTS

7. OTHER BUSINESS

8. WISHES TO BE HEARD

All information pertaining to these cases is available to the public weekdays from 8:00 a.m. to 4:00 p.m. at the Department of Planning and Building, Hendricks County Government Center, 355 South Washington Street, Danville, Indiana 46122. There are times during routine application processing when files may not be immediately available. For more information, call 317-745-9255.

FOR SPECIAL ACCOMODATIONS NEEDED BY HANDICAPPED INDIVIDUALS PLANNING TO ATTEND, PLEASE CALL THE ZONING SECRETARY AT (317) 745-9254 OR CALL TDD AT (317)745-9341 AT LEAST FORTY- EIGHT HOURS PRIOR TO THE MEETING.