

AGENDA

Hendricks County Board of Zoning Appeals

Monday, December 18, 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 November 20, 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

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

SE 08-17: Dustin Hostetler for a Special Exception to allow an assembly/ banquet hall on a 105-acre AGR zoned parcel in Franklin Township; Section 30, Township 14, Range 1W; Key No. 05-2-30-41W 400-005; Located on the west side approximately 2000' north of the corner of CR 200 W and W CR 1000 S.

VAR 37-17: Sean Buckler for a Variance from development standards 4.7 (D) reduce front setback to twenty (20) feet on a 1.1-acre parcel in Washington Township; 8490 E CR 200 N; Section 25, Township 16, Range 1E; Key No. 12-1-25-61E 300-005; Located on the north side of E CR 200N approximately .45 of a mile east of N CR 800 E;

5. NEW BUSINESS:

a.) **Elect Chair and Vice-Chair.**

b.) **Approval of 2018 BZA meeting schedule.**

c.) **Var 39-17: Ryan Homes** for a Variance from development standards to allow a side setback of eight (8) feet on a .21-acre PUD zoned parcel in Brown township; 10314 Legacy Dr., Brownsburg, IN. 46112; Section 5, Township 16 Range 2E; Key No. 01-3-05-62E 128-014; Located approximately on the northeast corner of Legacy Drive and Long Branch Drive.

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.