

December 21, 2020

The Hendricks County Board of Zoning Appeals met in the Hendricks County Government Center, Meeting Rooms 4 and 5, Monday, December 21, 2020. The meeting began at 7:30 p.m. Members present included Rod Lasley, Anthony Hession, Walt O'Riley and Ron Kneeland. Also, present were Tim Dombrosky, Planning Director, Greg Steuerwald, County Attorney and Leslie Dardeen, Recording Secretary. Sam Himsel was absent.

Everyone stood and recited the Pledge of Allegiance, led by Mr. O'Riley.

Mr. Lasley read the Rules of Procedure for the Board of Zoning Appeals meeting.

He then asked for a motion to approve the minutes from the November 16, 2020 meeting.

Mr. Hession made a motion to approve the November 16 meeting minutes.

Mr. O'Riley seconded the motion.

VOTE: For- 4 Against- 0 Abstained- 0 APPROVED
November 16, 2020 MEETING MINUTES

Mr. Lasley asked Mr. Steuerwald to present the cases.

VAR 25-20: Westpoint Building II, LLC Variance to allow a second advertisement sign along the I-70 corridor on a 56.08-acre PB-zoned parcel in Liberty Township: Section 25, Township 14, Range 1W; Key No. 07-3-25-41W-200-011; located southeast of intersection at S SR 39 and Westpoint Boulevard; Parcel #32-14-25-200-011.000-013, Mooresville, IN 46158.

Mr. Dombrosky introduced the property. He explained that the petitioner is requesting to put 2 signs on the property, one at the entrance off of SR 39 and the other facing I-70. They are essentially real estate signs advertising the property. The ordinance only allows one sign. The overview shows the location of the property between Westpoint Blvd and I-70. There is an additional lot to the west with 2 buildings being constructed currently and almost ready for occupancy. Mr. Dombrosky reiterated that this request is for a second sign on a 56-acre property, a variance of development standards. Staff believes all three criteria of a variance have been met and recommends approval.

Mr. Lasley asked whether there are any visibility issues or interference with sightlines.

Mr. Dombrosky responded that the sign on SR 39 is low enough that it does not cause any issues with visibility. It is outside of the vision triangle, so no hazard.

Mr. Lasley invited the petitioner to address the board.

Mr. Scott Sanders of Ambrose Property Group, 8888 Keystone Crossing, Indianapolis, IN 46240, addressed the board. He explained that his company is developing all the land on the northeast corner of SR 39 and I-70. Two buildings are nearing completion, and they are actively searching for tenants. The plan is to construct new buildings as more tenants are found. They are asking to place a second sign that is large enough to be seen from the I-70 corridor to advertise.

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Mr. O'Riley asked if it would be one sign advertising the entire complex or will it be advertising each individual business within the complex.

Mr. Sanders explained that it would be one sign (3 sheets of plywood) advertising the complex. He then handed out photocopies of the proposed sign design.

Mr. Lasley clarified that as new buildings are built there will be no additional signage. The same sign would be used for leasing purposes.

Mr. Sanders answered that the sign on SR 39 and the sign on I-70 would remain constant. There may be individual signs within the complex indicating which units are available for lease, but they would be temporary and visible only within the complex.

Mr. Lasley further clarified that this is not signage for the tenants, but for leasing purposes.

Mr. Sanders responded that is correct.

Mr. Hession asked if Ambrose Property Group would continue to own the properties and just lease the units out. The signs would remain as advertisement of the complex.

Mr. Sanders answered that is correct.

Mr. Lasley asked if the board had any further questions for the petitioner.

There were none.

Mr. Lasley opened and closed the public portion of the meeting as no one had signed up to speak.

Being no further questions or comments, Mr. Lasley asked for a motion.

Mr. Hession made a motion to approve VAR 25-20 with conditions set by staff.

Mr. O'Riley seconded the motion.

Motion for approval of VAR 25-20 carried unanimously.

VOTE: For- 4

Against- 0

Abstained-0

APPROVED

VAR 25-20: Westpoint Building II, LLC

Hendricks County Area Board of Zoning Appeals

Findings of Fact/Law and Conditions of Approval

VAR 25-20

An application for the above noted development standards variance was filed in the office of the Hendricks County Department of Planning and Building (DPB). The application sought to vary development standards by allowing two signs.

In accordance with Indiana Code (IC) 5-3-1 and the Hendricks County Zoning Ordinance (HCZO) Section 12.6 (C), the DPB staff published a legal notice in the *Danville Republican*. This notice advertised the public hearing scheduled in conformity with IC 36-7-4-920. The public hearing included the above variance on its agenda.

In accordance with Section 3.07 (D)(2) of the Rules of Procedure of the Board, the applicant also sent courtesy notices to certain surrounding property owners of record and other interested persons. A copy of this courtesy notice and a list of those receiving them were made a part of the file for this variance.

The Board conducted the hearing as advertised and heard evidence and testimony on the above noted variance. Meeting in open session, the Board subsequently considered the above noted request and its relationship to the requirements of IC 36-7-4 and HCZO. A tape recording of this proceeding has been on file and available to the public in the DPB office since the date of the hearing.

In its deliberations, the Board weighed the evidence associated with the following requirements and made the following findings.

IC 36-7-4-918.5 Variance from the development standards of the Zoning Ordinance. A Board of Zoning Appeals shall approve or deny variances from the development standards (such as height, bulk, or area) of the zoning ordinance. A Variance may be approved under this section only upon a determination in writing that:

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

The Board finds that the proposal will meet this standard. The signs will be oriented towards two different roads, which are separated by a large distance due to the property size.

- (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.**

The Board finds that the proposal will meet this standard. There will be no substantial adverse effect due to the nature of the subject property and the large areas involved.

- (3) The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property.**

The Board finds that the proposal will meet the standard. Application of the ordinance will result in a difficulty due to the size of the property and the nature of the adjacent roadways.

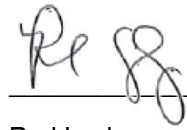
IC 36-7-4-918.2 Exceptions and uses. The Board may impose reasonable conditions as a part of its approval.

1. The variance applies to the signs and placement described in the application.
2. All other federal, state and local regulations apply.

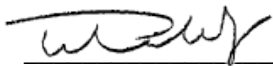
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For all the foregoing reasons, the Board APPROVED this request for a development standards Variance on the 21st day of December 2020.

AREA BOARD OF ZONING APPEALS
HENDRICKS COUNTY, INDIANA



Rod Lasley
Chairperson



Tim Dombrosky
Secretary to the Board

VAR 26-20: Melissa & Justin Long Variance to reduce front setback from 80' to 72' to allow for a covered porch on a 1.08-acre AGR-zoned parcel in Center Township: Section 15, Township 15, Range 1W; Key No. 02-3-15-51W 300-005; located east of the intersection at S SR 39 and E CR 200 S; 24 E CR 200 S, Danville, IN 46122.

Mr. Dombrosky introduced the property as an AGR-zoned parcel just south of Danville. It is located at the corner where SR 39 ends at E CR 200 S. It is a rural residential property, smaller parcel than what is typically seen in the county due to its proximity to town. The house is in line with many of the houses in the area in relation to the road. He explained that the petitioner has started construction on a front porch that covers the front stoop with an 8x18 covered (not enclosed) addition. This encroaches on the front setback. The current house sits about 80 feet from the road, the setback is 45 feet plus 35 feet of road right-of-way; therefore, the petitioners are asking for an 8-foot variance from the 45-foot setback. He explained that the setback is based off of the road classification. He does not believe a reduction of the setback hurts anything or causes any issues with visibility or safety in this case. The setback is more aesthetic. Mr. Dombrosky does not believe an open porch would damage the aesthetics of the property or surrounding properties. Because it is a variance, there are three criteria it must meet. Staff believes all three have been met and recommends approval.

Mr. O'Riley, referring to the aerial view of the area, pointed out that most of the other houses look to be closer to the road than the petitioner's house. He questioned if the other houses violated the setback.

Mr. Dombrosky responded that it is possible that they do violate the current setback, being built under past guidelines. He further stated that there is quite a bit of variation of house placement in the area.

Mr. Lasley asked if the board had any questions at this time.

There were none.

Mr. Lasley invited the petitioner to address the board.

Mrs. Melissa Long, 24 E CR 200 S, Danville, IN 46122, addressed the board. She agreed that several of the neighboring houses are closer to the road than her home. She does not believe the addition of a front porch would pose a safety risk for passing traffic, especially as a stop sign has been installed at the intersection. She explained that the current stoop extends 5 feet from the front door, they are only asking for an additional 3 feet to that and covering it.

Mr. Lasley opened and closed the public portion of the meeting as no one had signed up to speak.

Mr. Lasley asked if there were any further questions from the board.

Being no further questions or comments from the board, Mr. Lasley asked for a motion.

Mr. Kneeland made a motion to approve VAR 26-20 with conditions set by staff.

Mr. Hession seconded the motion.

Motion for approval of VAR 26-20 carried.

VOTE: For- 4 Against- 0
VAR 26-20: Melissa & Justin Long

Abstained-0

APPROVED

Hendricks County Area Board of Zoning Appeals

Findings of Fact/Law and Conditions of Approval

VAR 26-20

An application for the above noted development standards variance was filed in the office of the Hendricks County Department of Planning and Building (DPB). The application sought to vary development standards by reducing the front setback from 45 feet to 37 feet in an AGR (Agricultural Residential) zoning district.

In accordance with Indiana Code (IC) 5-3-1 and the Hendricks County Zoning Ordinance (HCZO) Section 12.6 (C), the DPB staff published a legal notice in the *Danville Republican*. This notice advertised the public hearing scheduled in conformity with IC 36-7-4-920. The public hearing included the above variance on its agenda.

In accordance with Section 3.07 (D)(2) of the Rules of Procedure of the Board, the applicant also sent courtesy notices to certain surrounding property owners of record and other interested persons. A copy of this courtesy notice and a list of those receiving them were made a part of the file for this variance.

The Board conducted the hearing as advertised and heard evidence and testimony on the above noted variance. Meeting in open session, the Board subsequently considered the above noted request and its relationship to the requirements of IC 36-7-4 and HCZO. A tape recording of this proceeding has been on file and available to the public in the DPB office since the date of the hearing.

In its deliberations, the Board weighed the evidence associated with the following requirements and made the following findings.

IC 36-7-4-918.5 Variance from the development standards of the Zoning Ordinance. A Board of Zoning Appeals shall approve or deny variances from the development standards (such as height, bulk, or area) of the zoning ordinance. A Variance may be approved under this section only upon a determination in writing that:

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

The Board finds that the proposal will meet this standard. The addition will be setback behind the right of way and will not pose a safety hazard.

- (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.**

The Board finds that the proposal will meet this standard. The homes in the area have varied setbacks, some of which are closer than this proposal. There will be no substantial adverse effect.

- (3) The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property.**

The Board finds that the proposal will meet the standard. The compliant setback results in no added benefits but represents a disproportional disruption and inconvenience.

IC 36-7-4-918.2 Exceptions and uses. The Board may impose reasonable conditions as a part of its approval.

1. The variance applies to the building described in the application.
2. All other federal, state and local regulations apply.

For all the foregoing reasons, the Board APPROVED this request for a development standards Variance on the 21st day of December 2020.

AREA BOARD OF ZONING APPEALS
HENDRICKS COUNTY, INDIANA



Rod Lasley
Chairperson



Tim Dombrosky
Secretary to the Board

SE 08-20: Frank Fields Special Exception to allow a gutter/siding business as a second principal use on a 2.5-acre AGR-zoned parcel in Middle Township: Section 19, Township 17, Range 1E; Key No. 10-1-19-71E 300-005; located approx. ½ mile west of the intersection at N CR 425 E and E CR 951 N; 3779 E CR 951 N, Pittsboro, IN 46167.

Mr. Dombrosky introduced the property. It is a parcel at the end of a dead-end road in the middle of farmland. The closest home is on the corner of E CR 950 N and N CR 425 E, but there are no other homes in the immediate area. The petitioner operates a gutter and siding business. They are asking to build an addition to the existing barn in order to add a couple of offices for an onsite operation of the business. The special exception is for a home business with no more than one person, other than the homeowners, employed. There are nine criteria of a special exception the petitioners must meet. Staff believes all criteria have been met and recommends approval.

Mr. Lasley asked if the petitioner's home is on the dead-end road.

Mr. Dombrosky responded that it is.

Mr. Lasley invited the petitioner to address the board.

Mrs. Pamela Fields, 3779 E CR 951 N, Pittsboro, IN 46167, addressed the board. She stated that they run the business out of their home presently. They are wanting to expand their business and have everything together in one building.

Mr. Lasley asked what the barn is used for now.

Mrs. Fields responded that it is mostly used as storage of materials.

Mr. Lasley asked if they were expanding the building.

Mrs. Fields answered that they decided it would be a good time to add offices since they were restoring the barn anyhow.

Mr. Lasley opened and closed the public hearing as no one had signed up to speak.

Being no further questions or comments from the board, Mr. Lasley asked for a motion.

Mr. Kneeland made a motion to approve SE 08-20 with conditions set by staff.

Mr. O'Riley seconded the motion.

Motion for approval of SE 08-20 carried.

**VOTE: For- 4
SE 08-20: Frank Fields**

Against- 0

Abstained-0

APPROVED

Hendricks County Area Board of Zoning Appeals

Findings of Fact/Law and Conditions of Approval

SE 08-20

An application for the above noted special exception was filed in the office of the Hendricks County Department of Planning and Building (DPB). That application sought to permit a **home-based business** in an area zoned as AGR (Agriculture Residential). Acting in its role as staff to the County Board of Zoning Appeals (Board), the DPB staff subsequently created a file containing all documentation of the request and made that file available for public inspection in the County Government Center.

In accordance with Indiana Code (IC) 5-3-1 and the County Zoning Ordinance (HCZO) Section 12.7, the DPB staff published a legal notice in the *Danville Republican*. This notice advertised the public hearing scheduled in conformity with IC 36-7-4-920. The public hearing included the above special exception on its agenda.

In accordance with Section 3.07 (D)(2) of the Rules of Procedure of the Board, the applicant also sent courtesy notices to certain surrounding property owners of record and other interested persons. A copy of this notice and a list of those receiving them were made a part of the file for this Special Exception.

The Board conducted the hearing as advertised and heard evidence and testimony on the above noted Special Exception. Meeting in open session, the Board subsequently considered the above noted request and its relationship to the requirements of IC 36-7-4 and HCZO. A tape recording of this proceeding has been on file and available to the public in the DPB office since the date of the hearing.

In its deliberations, the Board weighed the evidence associated with the following requirements and made the following findings.

IC 36-7-4-918.2 Exceptions and uses. A Board of Zoning Appeals shall approve or deny all: (1) Special Exceptions; ... from the terms of the Zoning Ordinance, but only in the classes of cases or in the particular situations specified in the Zoning Ordinance.

HCZO Section 12.7 authorizes the Hendricks County Board of Zoning Appeals to approve Special Exceptions.

HCZO Section 12.7 (D)(1). In addition to the special requirements for permitted Special Exception uses as specified in Section 12.7 (D)(2) ... the Board of Zoning Appeals ... shall find adequate evidence showing that the use at the proposed location:

A. Is in fact a permitted Special Exception use ... [in] the zoning district involved.

The Board finds that a home-based business is in fact a Special Exception in the Agriculture Residential Zoning District.

B. Will be harmonious with and in accordance with the general objectives or with any specific objective of the County's Comprehensive Plan and the Zoning Ordinance.

The Board finds that the proposal will meet this standard. The business meets Comprehensive Plan goals for economic development.

- C. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;**

The Board finds that the proposed use will meet this standard. The Zoning Ordinance ensures uses are harmonious and appropriate. Additionally, the use will not substantially change the appearance of the property and will not change the essential character of the area.

- D. Will be served adequately by essential public facilities and services ... or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.**

The Board finds that the proposal will meet this standard. Public facilities and infrastructure are either private or will be provided at expense to the owner. Other public services adequately serve the area, and the use does not represent a significant increase in demand.

- E. Will not create excessive additional requirements at public cost of public facilities and services and will not be detrimental to the economic welfare of the community.**

The Board finds that the proposal will meet this standard. The property changes will not result in significant changes to the existing demand for services.

- F. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors;**

The Board finds that the proposal will meet this standard. The use will not be disruptive and detrimental to the surrounding area as the majority of business activity occurs offsite.

- G. Will have vehicular approaches to the property, which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.**

The Board finds that the proposal will meet this standard. The existing entrance provides adequate access.

- H. Will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.**

The Board finds that the proposal will meet this standard. There will be no substantial loss in natural, scenic, or historic features with the approval of the business.

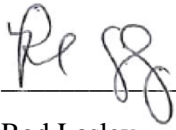
IC 36-7-4-918.2 Exceptions and uses. The Board may impose reasonable conditions as a part of its approval.

The Board imposed the following conditions in furtherance of the Indiana Code and the Hendricks County Zoning Ordinance:

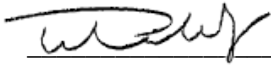
1. All applicable federal, state, and local approvals are required.

For all the foregoing reasons, the Board APPROVED this request for a Special Exception on the 21st day of December 2020.

AREA BOARD OF ZONING APPEALS
HENDRICKS COUNTY, INDIANA



Rod Lasley
Chairperson



Tim Dombrosky
Secretary

VAR 27-20: Adam Bowman Variance to allow accessory structure in front of principal on a 3.36-acre GB-zoned parcel in Center Township: Section 32, Township 16, Range 1W; Key No. 02-1-32-61W 400-004; located approximately ¼ mile northwest of the intersection at SR 236 and S SR 39; 1078 SR 236, Danville, IN 46122.

Mr. Dombrosky introduced the property and reminded the board that this petitioner had requested a height variance (VAR 10-20) in June for the same structure. VAR 10-20 was subsequently found to be unnecessary and thus vacated by the board. However, Mr. Dombrosky went on to explain that in reviewing the site plans, it was found that the placement of the barn did in fact need a variance. Staff had missed this in the initial zoning review, so is now petitioning the board on behalf of Mr. Bowman. Mr. Dombrosky explained that this variance is needed because there is no place to put the barn behind the principal due to the shape of the property and having 2 road frontages. Since the property is zoned GB, the ordinance states that an accessory building must be behind the principal. If the property was zoned AGR, this would not be the case. He believes that the proposed placement is reasonable and poses no safety or visibility issues. Staff recommends approval.

Mr. Lasley asked if there were any questions from the board.

Mr. O'Riley asked if this property is in front of Dorsey Commerce Park.

Mr. Dombrosky answered that it is.

There were no other questions.

Mr. Lasley opened and closed the public hearing as no one had signed up to speak.

He then asked for a motion from the board.

Mr. O'Riley made a motion to approve VAR 27-20 with conditions set by staff.

Mr. Kneeland seconded the motion.

Motion for approval of VAR 27-20 carried unanimously.

VOTE: For- 4 Against- 0
VAR 27-20: Adam Bowman

Abstained-0

APPROVED

Hendricks County Area Board of Zoning Appeals

Findings of Fact/Law and Conditions of Approval

VAR 27-20

An application for the above noted development standards variance was filed in the office of the Hendricks County Department of Planning and Building (DPB). The application sought to vary development standards by allowing an accessory building within front of a primary in a GB (General Business) zoning district.

In accordance with Indiana Code (IC) 5-3-1 and the Hendricks County Zoning Ordinance (HCZO) Section 12.6 (C), the DPB staff published a legal notice in the *Danville Republican*. This notice advertised the public hearing scheduled in conformity with IC 36-7-4-920. The public hearing included the above variance on its agenda.

In accordance with Section 3.07 (D)(2) of the Rules of Procedure of the Board, the applicant also sent courtesy notices to certain surrounding property owners of record and other interested persons. A copy of this courtesy notice and a list of those receiving them were made a part of the file for this variance.

The Board conducted the hearing as advertised and heard evidence and testimony on the above noted variance. Meeting in open session, the Board subsequently considered the above noted request and its relationship to the requirements of IC 36-7-4 and HCZO. A tape recording of this proceeding has been on file and available to the public in the DPB office since the date of the hearing.

In its deliberations, the Board weighed the evidence associated with the following requirements and made the following findings.

IC 36-7-4-918.5 Variance from the development standards of the Zoning Ordinance. A Board of Zoning Appeals shall approve or deny variances from the development standards (such as height, bulk, or area) of the zoning ordinance. A Variance may be approved under this section only upon a determination in writing that:

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

The Board finds that the proposal will meet this standard. The building will not affect the general public.

- (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.**

The Board finds that the proposal will meet this standard. The building will not change the character of the area, and there will be no substantial adverse effect.

(3) The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property.

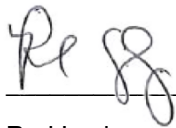
The Board finds that the proposal will meet the standard. There is no location which would be compliant for this legal non-conforming parcel, which results in a practical difficulty.

IC 36-7-4-918.2 Exceptions and uses. The Board may impose reasonable conditions as a part of its approval.

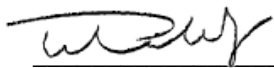
1. The variance applies to the building described in the application.
2. All other federal, state and local regulations apply.

For all the foregoing reasons, the Board APPROVED this request for a development standards Variance on the 21st day of December 2020.

AREA BOARD OF ZONING APPEALS
HENDRICKS COUNTY, INDIANA



Rod Lasley
Chairperson



Tim Dombrosky
Secretary to the Board

SE 09-20: Mark & Jennifer Strege Special Exception to allow an accessory apartment for “mother-in-law” quarters in an existing accessory structure on a 5-acre AGR-zoned parcel in Guilford Township: Section 4, Township 14, Range 1E; Key No. 06-2-04-41E 476-002; located approx. ½ mile west of the intersection at S CR 600 E and E CR 600 S; 5760 Mongan Lane, Plainfield, IN 46168.

Mr. Dombrosky introduced the property on PowerPoint. It is located west of Plainfield, in a small subdivision cul-de-sac with four homes. It is zoned AGR and the comprehensive plan shows it remaining suburban residential. He pointed out the existing accessory building that the petitioners would like to convert to an accessory apartment/mother-in-law quarters. He reminded the board that when they look at these cases, usually the intent is to keep the accessory apartment closer to the primary residence. In this case, there is already an accessory building that can be retro-fitted with an apartment. The property is in a rural and secluded area, with one other accessory building and few neighbors nearby. Staff does not find fault with using the existing structure. Mr. Dombrosky believes that the 9 criteria of review have all been met, assuming the board determines the use of the other accessory building and recommends approval.

Mr. Lasley invited the petitioner to address the board.

Mr. Mark Strege, 5760 Mongan Lane, Plainfield, IN 46168, addressed the board. He explained that his intent is to finish out a portion of the existing accessory building and construct "in-law" quarters for his mother.

Mr. Lasley asked what the other accessory building is.

Mr. Strege answered that it is part of the neighbor's property. It is a pole barn with an accessory apartment on the west side.

Mr. Lasley asked if someone lives there.

Mr. Strege answered yes.

Mr. O'Riley asked whether the petitioner's home is on septic or city sewer.

Mr. Strege responded that they are on septic.

Mr. O'Riley asked if they would be required to put in a new septic system.

Mr. Dombrosky responded that he was not sure if they would have to put in a new septic system or if they would be able to add a finger to the existing one.

Ms. Whitney Uphold, 10967 E US Hwy 136, Indianapolis, IN 46234, added that there is already an existing bathroom plumbed in the accessory building.

Mr. Dombrosky asked if the septic system is at capacity or if it has additional capacity for an added bedroom.

Ms. Uphold said that she is not sure.

Mr. Dombrosky said that these details will be addressed through the permitting process and through the health department.

Mr. Strege added that there are only three residents in the primary house, and he believes the septic system should be adequate for the addition of his mother.

Mr. Hession confirmed that there would only be one person living in the accessory apartment.

Mr. Strege responded that only his elderly mother would be living there.

Mr. Lasley opened and closed the public portion of the meeting as no one signed up to speak.

Mr. Lasley asked if there were any further questions from the board.

Being none, he then asked for a motion on SE 09-20.

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Mr. Hession made a motion to approve SE 09-20 with conditions set by staff.

Mr. Kneeland seconded the motion.

Mr. Dombrosky commented that he forgot to add in the recommended findings that there would not be a separate address given to the accessory apartment, same as in past similar cases. In this situation they already have a separate driveway, but he would request the addition of no new address being assigned.

Mr. Hession amended his motion to approve SE 09-20 to include the stipulation of no new address assigned to the apartment.

Mr. Kneeland seconded the amended motion.

Motion for approval of SE 09-20 carried unanimously.

VOTE: For- 4

Against- 0

Abstained-0

APPROVED

SE 09-20: Mark and Jennifer Strege

Hendricks County Area Board of Zoning Appeals

Findings of Fact/Law and Conditions of Approval

SE 09-20

An application for the above noted special exception was filed in the office of the Hendricks County Department of Planning and Building (DPB). That application sought to permit **an accessory dwelling unit** in an area zoned as AGR (Agriculture Residential). Acting in its role as staff to the County Board of Zoning Appeals (Board), the DPB staff subsequently created a file containing all documentation of the request and made that file available for public inspection in the County Government Center.

In accordance with Indiana Code (IC) 5-3-1 and the County Zoning Ordinance (HCZO) Section 12.7, the DPB staff published a legal notice in the *Danville Republican*. This notice advertised the public hearing scheduled in conformity with IC 36-7-4-920. The public hearing included the above special exception on its agenda.

In accordance with Section 3.07 (D)(2) of the Rules of Procedure of the Board, the applicant also sent courtesy notices to certain surrounding property owners of record and other interested persons. A copy of this notice and a list of those receiving them were made a part of the file for this Special Exception.

The Board conducted the hearing as advertised and heard evidence and testimony on the above noted Special Exception. Meeting in open session, the Board subsequently considered the above noted request and its relationship to the requirements of IC 36-7-4 and HCZO. A tape recording of this proceeding has been on file and available to the public in the DPB office since the date of the hearing.

In its deliberations, the Board weighed the evidence associated with the following requirements and made the following findings.

IC 36-7-4-918.2 Exceptions and uses. A Board of Zoning Appeals shall approve or deny all: (1) Special Exceptions; ... from the terms of the Zoning Ordinance, but only in the classes of cases or in the particular situations specified in the Zoning Ordinance.

HCZO Section 12.7 authorizes the Hendricks County Board of Zoning Appeals to approve Special Exceptions.

HCZO Section 12.7 (D)(1). In addition to the special requirements for permitted Special Exception uses as specified in Section 12.7 (D)(2) ... the Board of Zoning Appeals ... shall find adequate evidence showing that the use at the proposed location:

A. Is in fact a permitted Special Exception use ... [in] the zoning district involved.

The Board finds that an accessory dwelling unit is in fact a Special Exception in the Agriculture Residential Zoning District.

B. Will be harmonious with and in accordance with the general objectives or with any specific objective of the County's Comprehensive Plan and the Zoning Ordinance.

The Board finds that the proposal will meet this standard. The unit represents a desirable outcome of increased development and demand for housing and is encouraged by the County's ordinances.

C. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;

The Board finds that the proposed use will meet this standard. The Zoning Ordinance ensures uses are harmonious and appropriate. Additionally, the use will not substantially change the appearance of the property and will not change the essential character of the area.

D. Will be served adequately by essential public facilities and services ... or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.

The Board finds that the proposal will meet this standard. Public facilities and infrastructure are either private or will be provided at expense to the owner. Other public services adequately serve the area, and the use does not represent a significant increase in demand.

E. Will not create excessive additional requirements at public cost of public facilities and services and will not be detrimental to the economic welfare of the community.

The Board finds that the proposal will meet this standard. The property changes will not result in significant changes to the existing demand for services.

F. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors;

The Board finds that the proposal will meet this standard. The use will not generate conditions substantially different from other residences.

G. Will have vehicular approaches to the property, which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

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The Board finds that the proposal will meet this standard. The existing entrance provides adequate access.

H. Will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

The Board finds that the proposal will meet this standard. There will be no substantial loss in natural, scenic, or historic features with the approval of the business.

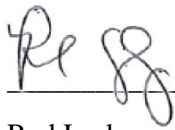
IC 36-7-4-918.2 Exceptions and uses. The Board may impose reasonable conditions as a part of its approval.

The Board imposed the following conditions in furtherance of the Indiana Code and the Hendricks County Zoning Ordinance:

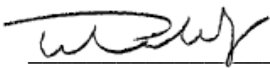
1. All applicable federal, state, and local approvals are required.
2. No new address will be assigned to the accessory apartment.

For all the foregoing reasons, the Board APPROVED this request for a Special Exception on the 21st day of December 2020.

AREA BOARD OF ZONING APPEALS
HENDRICKS COUNTY, INDIANA



Rod Lasley
Chairperson



Tim Dombrosky
Secretary

VAR 28-20: Richard & Pam Blackard Variance to reduce front setback from 25 feet to 17 feet to allow for an existing covered porch on a .43-acre AGR-zoned parcel in Liberty Township: Section 36, Township 15, Range 1W; Key No. 07-1-36-51W 245-006; located west of the intersection at E CR 400 S and Ann St; 3053 E CR 400 S, Cartersburg, IN 46168.

Mr. Dombrosky introduced the property as suburban residential and noted that it is a small lot for AGR-zoning but is typical of rural small town lots. The house (and neighboring houses) is positioned close to road in order to fully utilize the small lot. The petitioner covered an existing 8' front porch, thus encroaching on the front setback. The petitioner is now asking for a variance from development standards

December 21, 2020

to reduce front setback. Mr. Dombrosky believes all three criteria of a variance have been met, especially being in a small town where development like this is encouraged. Staff recommends approval.

Mr. Lasley asked if the existing porch was in violation.

Mr. Dombrosky responded that technically the porch was in violation. However, uncovered porches are a bit of a gray area and generally not regulated by the front setback.

Mr. Lasley invited the petitioner to address the board.

Mr. Richard Blackard, 3053 E CR 400 S, Cartersburg, IN 46168, addressed the board. He and his wife have lived at this address for 34 years. They have always wanted a covered porch but for various reasons never had one built. After his wife's health scare this past summer, Mr. Blackard decided it was time to cover the porch not realizing that by doing so it would not meet the front setback requirements.

Mr. Lasley opened and closed the public portion of the meeting as no one had signed up to speak.

He then asked if there were further questions from the board.

Being none, he asked for a motion.

Mr. Kneeland made a motion to approve VAR 28-20 with conditions set by staff.

Mr. O'Riley seconded the motion.

Motion to approve carried unanimously.

VOTE: For- 4

Against- 0

Abstained-0

APPROVED

VAR 28-20: Richard & Pam Blackard

Hendricks County Area Board of Zoning Appeals

Findings of Fact/Law and Conditions of Approval

VAR 28-20

An application for the above noted development standards variance was filed in the office of the Hendricks County Department of Planning and Building (DPB). The application sought to vary development standards by reducing the front setback by eight feet in an AGR (Agricultural Residential) zoning district.

In accordance with Indiana Code (IC) 5-3-1 and the Hendricks County Zoning Ordinance (HCZO) Section 12.6 (C), the DPB staff published a legal notice in the *Danville Republican*. This notice advertised the public hearing scheduled in conformity with IC 36-7-4-920. The public hearing included the above variance on its agenda.

In accordance with Section 3.07 (D)(2) of the Rules of Procedure of the Board, the applicant also sent courtesy notices to certain surrounding property owners of record and other interested persons. A copy of this courtesy notice and a list of those receiving them were made a part of the file for this variance.

The Board conducted the hearing as advertised and heard evidence and testimony on the above noted variance. Meeting in open session, the Board subsequently considered the above noted request and its

relationship to the requirements of IC 36-7-4 and HCZO. A tape recording of this proceeding has been on file and available to the public in the DPB office since the date of the hearing.

In its deliberations, the Board weighed the evidence associated with the following requirements and made the following findings.

IC 36-7-4-918.5 Variance from the development standards of the Zoning Ordinance. A Board of Zoning Appeals shall approve or deny variances from the development standards (such as height, bulk, or area) of the zoning ordinance. A Variance may be approved under this section only upon a determination in writing that:

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

The Board finds that the proposal will meet this standard. The building will not the general public as it will meet right way clearance.

- (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.**

The Board finds that the proposal will meet this standard. The addition will be in character with the historic Town center of Cartersburg and will not be out of context.

- (3) The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property.**

The Board finds that the proposal will meet the standard. The compliant setback results in no added benefits, the ordinance does not allow the reduced setback that are encouraged by the County's plans.

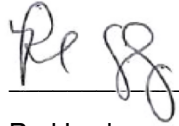
IC 36-7-4-918.2 Exceptions and uses. The Board may impose reasonable conditions as a part of its approval.

1. The variance applies to the building described in the application.
2. All other federal, state and local regulations apply.

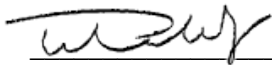
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For all the foregoing reasons, the Board APPROVED this request for a development standards Variance on the 21st day of December 2020.

AREA BOARD OF ZONING APPEALS
HENDRICKS COUNTY, INDIANA



Rod Lasley
Chairperson



Tim Dombrosky
Secretary to the Board

Before moving on to the next case, Mr. Dombrosky explained that for small towns the ordinance does outline exceptions for closer setbacks. The ordinance realizes that in small towns some lots are too small to adhere to 35-45-foot setbacks. These exceptions allow the Director to administratively approve a reduced setback that is equal to the average setback of the block. However, VAR 28-30 did not meet the requirements of administrative approval.

VAR 29-20: William & Lisa Harding Variance to allow accessory structure in front of principal and to reduce front setback from 70' to 50' on a 1.48-acre AGR-zoned parcel in Center Township: Section 21, Township 15, Range 1W; Key No. 02-3-21-51W 226-002; located at the intersection of E CR 200 S and S SR 39; 1994 S SR 39, Danville, IN 46122.

Mr. Dombrosky introduced the property, explaining that the variance is for an accessory structure in front of a principal and for a reduced front setback. The front setback in this case is established by the plat at 70 feet, exceeding the county's front setback standards. The placement of the building would then be 50 feet from the right-of-way, avoiding a drainage easement. He went on to explain that the house is part of a 3-lot subdivision, and all three original lot owners agreed to the larger setback when the subdivision was established and platted.

Mr. Lasley asked for clarification on what the normal setback would be.

Mr. Dombrosky answered that the property is on SR 39, so the setback would be 50 feet under the ordinance. But the area was platted with a 70-foot setback. He went on to add that the property slopes down toward the building, indicating that he does not believe a reduced setback would cause any issues with aesthetics or visibility. It is purely just violating the front setback established by the plat. He believes all criteria have been met for a variance and recommends approval.

December 21, 2020

Mr. Lasley asked if there were any questions from the board.

There were none.

Mr. Lasley then invited the petitioner to address the board.

Mr. William Harding, 1994 S SR 39, Danville, IN 46122, addressed the board. He believes that the proposed location of the accessory building is the only feasible location on the property as the structure is an unattached garage and will allow them to use the existing driveway for access. The building will be complementary to the house, with a brick face. It is designed to be a traditional garage, not a pole barn.

Mr. Hession asked what the height will be.

Mr. Harding answered that the walls are 10' and the garage will be 17.5' to its peak.

Mr. Lasley asked which direction the garage doors will be facing.

Mr. Harding explained that the doors will be facing the house.

Mr. Lasley asked about the drainage easement.

Mr. Harding explained that he had spoken with the surveyor's office and that the easement was not established by the county but is a private and privately maintained easement. The surveyor also added that a garage could be build adjacent to the easement, just not within the easement.

Mr. Hession asked about the access to the garage and whether that encroached into the easement.

Mr. Harding answered that they are allowed to have the driveway as long as they leave the easement unobstructed with drainage tile underneath it.

Mr. Lasley opened the public portion of the meeting.

Mr. Mike Staley, the Harding's realtor, had signed up but declined to speak.

Mr. Lasley closed the public meeting.

Being no further questions from the board, Mr. Lasley asked for a motion.

Mr. O'Riley made a motion to approve VAR 29-20 with conditions set be staff.

Mr. Kneeland seconded the motion.

Motion for approval carried unanimously.

VOTE: For- 4 Against- 0
VAR 29-20: William & Lisa Harding

Abstained-0

APPROVED

Hendricks County Area Board of Zoning Appeals

Findings of Fact/Law and Conditions of Approval

VAR 29-20

An application for the above noted development standards variance was filed in the office of the Hendricks County Department of Planning and Building (DPB). The application sought to vary development standards by reducing the front setback from 70 feet to 50 feet for an accessory building in an AGR (Agricultural Residential) zoning district.

In accordance with Indiana Code (IC) 5-3-1 and the Hendricks County Zoning Ordinance (HCZO) Section 12.6 (C), the DPB staff published a legal notice in the *Danville Republican*. This notice advertised the public hearing scheduled in conformity with IC 36-7-4-920. The public hearing included the above variance on its agenda.

In accordance with Section 3.07 (D)(2) of the Rules of Procedure of the Board, the applicant also sent courtesy notices to certain surrounding property owners of record and other interested persons. A copy of this courtesy notice and a list of those receiving them were made a part of the file for this variance.

The Board conducted the hearing as advertised and heard evidence and testimony on the above noted variance. Meeting in open session, the Board subsequently considered the above noted request and its relationship to the requirements of IC 36-7-4 and HCZO. A tape recording of this proceeding has been on file and available to the public in the DPB office since the date of the hearing.

In its deliberations, the Board weighed the evidence associated with the following requirements and made the following findings.

IC 36-7-4-918.5 Variance from the development standards of the Zoning Ordinance. A Board of Zoning Appeals shall approve or deny variances from the development standards (such as height, bulk, or area) of the zoning ordinance. A Variance may be approved under this section only upon a determination in writing that:

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

The Board finds that the proposal will meet this standard. The building will not affect the general public.

- (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.**

The Board finds that the proposal will meet this standard. The building will not change the character of the area, and there will be no substantial adverse effect.

- (3) The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property.**

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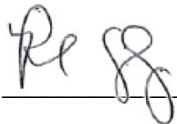
The Board finds that the proposal will meet the standard. The location still meets the general County adopted setbacks in the Zoning Ordinance. Compliance with the platted setback results in no benefit to the County.

IC 36-7-4-918.2 Exceptions and uses. The Board may impose reasonable conditions as a part of its approval.

1. The variance applies to the building described in the application.
2. All other federal, state and local regulations apply.

For all the foregoing reasons, the Board APPROVED this request for a development standards Variance on the 21st day of December 2020.

AREA BOARD OF ZONING APPEALS
HENDRICKS COUNTY, INDIANA



Rod Lasley
Chairperson



Tim Dombrosky
Secretary to the Board

VAR 30-20: Tony & Nuncia Limbil Variance to exceed maximum fence height by 2 feet along rear perimeter of back yard on a 3-acre AGR-zoned parcel in Brown Township: Section 32, Township 17, Range 2E; Key No. 01-2-32-72E 351-001; located west of intersection at E CR 750 N and N Raceway Rd in Forest Lake Estates; 10750 Forest Lake Ct, Indianapolis, IN 46278.

Mr. Dombrosky confirmed that the representative for the fencing company, David Feters, was joining the meeting via phone. He then introduced the property. It is at the end of Forest Lake Court, a 3-acre parcel that was split off from the farmland behind it a couple of years ago. The comprehensive plan shows the area as suburban residential within the Ronald Regan Corridor. The close up of the property shows the driveway coming off the corner and through a gated entrance. The site plan shows a proposed 8-foot stone fence along the west side of the property and a proposed 6-foot aluminum fence along the south side. He noted that the board packets contained example images of the fencing material. The 8-foot portion is a masonry style wall, and the 6-foot portion is a wrought iron style fence. The proposal is to

construct a portion of the fence at 96" which exceeds the county maximum in residential areas; ordinance allows 6 feet in rear and side yards and 4 feet in front yards. In this case, Mr. Dombrosky explained that he did not necessarily find a practical difficulty, although it is somewhat subjective, and therefore did not make a recommendation.

Mr. Lasley asked if there were any questions from the board.

There were none.

Mr. Lasley invited the petitioner to address the board.

Mr. Tony Limbil, 10750 Forest Lake Ct, Indianapolis, IN 46278, addressed the board. He explained that he is planning to put in a swimming pool. His concern is that a six-foot fence along the rear of the property will not provide enough privacy.

Mr. Lasley asked what kind of material would be used for the fence.

Mr. Limbil responded that it would be SimTek, a synthetic stone.

Mr. O'Riley asked if it would be 100% opaque.

Mr. Limbil answered that was correct, that the fence in the back would be a wall.

Mr. Lasley asked if there were any further questions for the petitioner.

There were none.

Mr. Lasley then opened the public portion of the meeting.

Mr. David Feters, 3499 Conner St, Noblesville, IN 46060, addressed the board. He introduced himself as the fence contractor. He explained that the proposed 8-foot fence is a simulated masonry composite. It is very long lasting and completely opaque. Essentially it is a solid, composite stone wall. The wrought iron section would run approximately 150 feet along the side yard and not be opaque.

Mr. Hession asked how the wall would be constructed if there would be footers.

Mr. Fetter answered that it would be very similar to the walls constructed along interstates. They use an I-beam type support with a concrete foundation (12" diameter, 36" deep footers). He went on to state that it is a very decorative type of wall.

Mr. Lasley asked if the wrought iron portion would have brick pillars to match the gated front entrance.

Mr. Fetter responded that the plan is to have brick pillars with aluminum fencing in between. The number of pillars has not yet been determined.

John Bouchie, 3970 E 77th St, Indianapolis, IN, addressed the board. He explained that he owns the property to the south of Mr. Limbil's residence. He has concerns with the utility easement that runs to the north of the property, that there would be no room for a pool. He does not believe there is a need for an "interstate wall", that 8 feet is excessive. He does not believe it would be aesthetically pleasing to the surrounding area as there is nothing else like it in the neighborhood.

Mr. Lasley asked for clarification on which property Mr. Bouchie owns.

Mr. Bouchie responded that he owns all the farmland adjoining the Limbil's property.

Mr. Lasley asked if it was currently just farm ground.

Mr. Bouchie answered that it is only farm ground at this point. He also pointed out that there is a natural buffer of trees between the properties.

Mr. Hession asked for clarification on the utility easement.

Mr. Bouchie pointed out the easement and utility lines on the map.

Mr. Lasley closed the public hearing as no one else signed up to speak.

Mr. O'Riley asked if there were plans for the surrounding farmland to be developed.

Mr. Bouchie said that he has received offers for the land, but nothing has gone through yet.

Mr. Dombrosky added that when you consider the surrounding area, the land will most likely be developed at some point.

Mr. O'Riley mentioned that there had just been a petition for an 8-foot fence denied. The height was thought to be excessive.

Mr. Hession agreed that he believes the height to be excessive.

Mr. Lasley asked if the petitioner had any response to Mr. Bouchie's concerns.

Mr. Limbil said that they are the only house near Mr. Bouchie's fields, and he is concerned that the land will be developed.

Mr. Lasley asked if the Limbil's house is part of the Forest Lake Subdivision.

Mr. Dombrosky responded that it is not part of the subdivision.

Mr. Lasley asked if the petitioner had to get an easement to access his house.

Mr. Dombrosky answered that he did not.

Mr. Bouchie added that there is a well on the south portion of the lot.

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Mr. Dombrosky confirmed that.

Mr. Lasley asked if there were any further questions.

Being no further questions or comments he asked for a motion from the board.

Mr. Dombrosky suggested that the board could discuss options to the petition, such as perhaps only specific portions of the fence could be 8 feet.

Mr. Hession responded that the petition is for an 8-foot fence. He made a motion to deny VAR 30-20 based solely on the height of the fence. There is nothing else like it in the area and he does not want to set a precedent.

Mr. O'Riley seconded the motion.

There was some question as to whether there needed to be a stipulation that the fence could be built at 6 feet instead of 8.

Mr. Dombrosky answered that a 6-foot fence is allowed without a variance. He reiterated that his suggestion was whether just a section of the fence could be 8 feet.

Mr. O'Riley commented that since they did not know the future placement of the pool, it would be hard to determine which parts of the fence to allow to be 8 feet.

Mr. Limbil commented that Mr. Bouchie's concern is more about the fence in general than it is about the height. He asked for clarification on whether he could still have a fence, his understanding is that nothing prevents them from having a 6-foot fence.

Mr. Lasley responded that the board's concern is the height. Mr. Limbil is correct, he can have a 6-foot fence. He further explained that the petition is for an 8-foot fence and the denial is based on height only.

Mr. Dombrosky added that the Board's objective is not to resolve property line issues or easement issues. The Board is only concerned with the height of the fence.

Mr. Lasley called for a vote on the motion of denial for VAR 30-20.

Motion for denial carried unanimously.

VOTE: For- 4 Against- 0 Abstained-0 DENIED
VAR 30-20: Tony & Nuncia Limbil

Hendricks County Area Board of Zoning Appeals

Findings of Fact/Law and Conditions of Approval

VAR 30-20

An application for the above noted development standards variance was filed in the office of the Hendricks County Department of Planning and Building (DPB). The application sought to vary development standards by allowing a fence with a height of 8 feet in an AGR (Agricultural Residential) zoning district.

In accordance with Indiana Code (IC) 5-3-1 and the Hendricks County Zoning Ordinance (HCZO) Section 12.6 (C), the DPB staff published a legal notice in the *Danville Republican*. This notice advertised the public hearing scheduled in conformity with IC 36-7-4-920. The public hearing included the above variance on its agenda.

In accordance with Section 3.07 (D)(2) of the Rules of Procedure of the Board, the applicant also sent courtesy notices to certain surrounding property owners of record and other interested persons. A copy of this courtesy notice and a list of those receiving them were made a part of the file for this variance.

The Board conducted the hearing as advertised and heard evidence and testimony on the above noted variance. Meeting in open session, the Board subsequently considered the above noted request and its relationship to the requirements of IC 36-7-4 and HCZO. A tape recording of this proceeding has been on file and available to the public in the DPB office since the date of the hearing.

In its deliberations, the Board weighed the evidence associated with the following requirements and made the following findings.

IC 36-7-4-918.5 Variance from the development standards of the Zoning Ordinance. A Board of Zoning Appeals shall approve or deny variances from the development standards (such as height, bulk, or area) of the zoning ordinance. A Variance may be approved under this section only upon a determination in writing that:

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

The Board finds that the proposal will meet this standard. The wall height will not affect public health, safety, morals or general welfare.

- (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.**

The Board finds that the proposal does not meet this standard. The increase in height by two feet will change the character of the area, and there will be substantial adverse effect.

- (3) The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property.**

The Board finds that the proposal does not meet the standard.

IC 36-7-4-918.2 Exceptions and uses. The Board may impose reasonable conditions as a part of its approval.

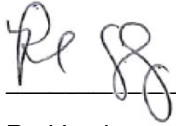
1. The variance applies to the building described in the application.

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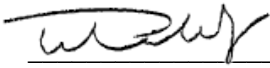
2. All other federal, state and local regulations apply.

For all the foregoing reasons, the Board **DENIED** this request for a development standards Variance on the 21st day of December 2020.

AREA BOARD OF ZONING APPEALS
HENDRICKS COUNTY, INDIANA



Rod Lasley
Chairperson



Tim Dombrosky
Secretary to the Board

Election of Chair and Vice-Chair for 2021 BZA Board

Mr. Steuerwald introduced the last item on the agenda, election of the 2021 BZA Board Chair and Vice-Chair.

Mr. Hession nominated Rod Lasley to be BZA 2021 Chairperson.

Mr. O'Riley seconded the nomination.

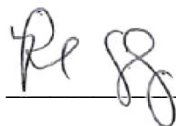
Motion to elect Rod Lasley as 2021 BZA Chairperson carried unanimously.

VOTE: For- 4 Against- 0
2021 BZA CHAIR – Rod Lasley

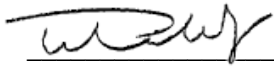
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APPROVED

AREA BOARD OF ZONING APPEALS
HENDRICKS COUNTY, INDIANA



Rod Lasley
Chairperson



Tim Dombrosky
Secretary to the Board

Mr. Lasley then nominated Anthony Hession to be BZA Vice-Chairperson.

Mr. O'Riley seconded the nomination.

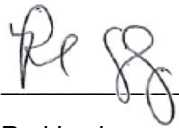
Motion to elect Anthony Hession as 2021 BZA Vice-Chairperson carried unanimously.

VOTE: For- 4 Against- 0
2021 BZA VICE-CHAIR – Anthony Hession

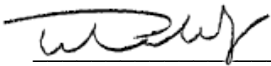
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APPROVED

AREA BOARD OF ZONING APPEALS
HENDRICKS COUNTY, INDIANA



Rod Lasley
Chairperson



Tim Dombrosky
Secretary to the Board

Mr. Lasley asked if there was any further business.

Mr. Hession commented on VAR 22-20, a previously heard petition for an 8-foot fence that was denied. He drove by the property and he is certain that the fence is taller than the allowed 6 feet.

Mr. Dombrosky responded that he would have the zoning inspector check on it.

Mr. Lasley asked if anyone else had any further comments.

There was none.

Being no further business, the meeting was adjourned at 8:35 P.M.