

Agenda

HENDRICKS COUNTY BOARD OF ZONING APPEALS

Monday, October 16, 2023

6:30 PM

Hendricks County Government Center • Meeting Rooms 4 & 5
355 S Washington St #G80
Danville, IN 46122

1. PLEDGE OF ALLEGIANCE

2. APPROVAL OF THE MINUTES FOR September 18, 2023

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:

SE 05-23: LT Family Farm LLC Special Exception to allow a mobile home on a 79.52-acre AGR-zoned parcel in Franklin Township: Section 19, Township 14, Range 2W; Key No. 05-1-19-42W 300-001; located approx. ¾ mile west of the intersection of W SR 240 and S SR 75; 9956 W SR 240, Coatesville, IN 46121.

VAR 18-23: Danville North Elementary Variance to allow an electronic message center sign to exceed height and size limits on a 8.89-acre RB-zoned parcel in Center Township: Section 4, Township 15, Range 1W; Key No. 02-2-04-51W 100-007; located just north of the intersection of Urban St. (N SR 39) and N Salem Rd; Parcel #32-11-04-100-007.000-002; directly north of Danville North Elementary School at 398 Urban St, Danville, IN 46122.

VAR 19-23: Luke Walters Variance to allow accessory building to encroach 5' into front building setback on a 4.02-acre AGR -zoned parcel in Eel River Township: Section 13, Township 17, Range 2W; Key No. 04-1-13-72W 320-001; located ½ mile west of intersection of N CR 350 W and W Old SR 34; 3913 W SR 34, Lizton, IN 46149.

VAR 20-23: Stephen St John Variance to allow a platted buildable lot with no road frontage on a 34.27-acre RB-zoned parcel in Eel River Township: Section 4, Township 16, Range 2W; Key No. 04-2-04-62W 200-009; located east of the intersection at N SR 75 and E Pearl St/SR 236; Parcel #32-05-04-200-009.000-007, North Salem, IN 46165.

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.

*****Please note that BZA meetings begin at 6:30 pm.***