

# Agenda

## HENDRICKS COUNTY BOARD OF ZONING APPEALS

Monday, May 19, 2025

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 April 21, 2025

### 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:

**VAR 02-25 Daniel & Karen Hix** Variance to allow accessory lot coverage to exceed 7% (apprx. total would be 9%) on a 3.17-acre AGR-zoned parcel in Eel River Township: Section 6, Township 16, Range 2W; Key No. 04-2-06-62W 101-001; located apprx. ½ mile east of N Putnam County Rd and ½ west of N CR 775 W; 8380 W CR 675 N, North Salem, IN 46165.

**VAR 03-25 Gary Jeffries** Variance to allow an accessory dwelling unit (ADU) to be closer to property line (324') than to the principal structure (337') on a 27.33-acre AGR-zoned parcel in Middle Township: Section 17, Township 17, Range 1E; Key No. 10-1-17-71E 300-017; located apprx. 1/8 mile west of intersection at E CR 1000 N and N CR 471 E; 4662 E CR 1000 N, Pittsboro, IN 46167.

**VAR 04-25 Cory Eliason** Variance to allow an accessory dwelling unit (ADU) to be closer to property line (44.6') than to the principal structure (75.3') on a 5.74-acre AGR-zoned parcel in Washington Township: Section 28, Township 16, Range 1E; Key No. 12-1-28-61E 435-002; located at the intersection of N CR 575 E and N CR 600 E; 2500 N CR 600 E, Avon, IN 46123.

**VAR 05-25 Susan Trout** Variance to allow a side setback of 10' instead of the required 15' for the construction of a room addition on a .8-acre AGR-zoned parcel in Lincoln Township: Section 22, Township 16, Range 1E; Key No. 08-3-22-61E 475-004; located in Sunny Suburban Acres Lot 13; 3188 Sunny Dr, Brownsburg, IN 46112.

**VAR 06-25 Eric & Aneta Scholtens** Variance to allow a side setback of 8'7" instead of the required 15' for the construction of a room addition on a 3.05-acre AGR-zoned parcel in Washington Township: Section 32, Township 16, Range 1E; Key No. 12-1-32-61E 497-001; located apprx. ¼ mile east of N CR 475 E on Lot 1 of MIP 491; 4936 E CR 100 N, Avon, IN 46123.

### 6. ATTORNEY AND STAFF COMMENTS

### 7. OTHER BUSINESS

**AMI Properties: unsafe building** Hendricks County Zoning Ordinance #13.4 update  
4749 Colchester Circle: continued from April 21, 2025 meeting

### 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.