

HENDRICKS COUNTY BOARD OF ZONING APPEALS

Meeting Minutes

Monday, September 15, 2025

6:30 PM

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

Members Present: Walt O'Riley (C), Rod Lasley (VC), Brett Smedley, Ron Kneeland

Members Absent: Anthony Hession

Staff Present: Tim Dombrosky, Planning Director; Leslie Dardeen, Recording Secretary

Legal Representation: Greg Steuerwald

A quorum was established, and the Pledge of Allegiance was recited. Mr. O'Riley read the Rules of Procedure for the meeting. He then asked for a motion to approve the minutes from the August 18, 2025 meeting. Mr. Lasley made a motion to approve the August minutes. Mr. Kneeland seconded the motion. Motion of approval passed 4-0.

New Business:

VAR 12-25 Corbin Stahl Variance to allow an accessory dwelling unit (ADU) to be closer to property line than to the principal structure on a 2.1-acre AGR-zoned parcel in Eel River Township: Section 13, Township 16, Range 2W; Key No. 04-2-013-62W 306-001; located on SR 236, .5 miles west of N CR 325 W; 3772 SR 236, Danville, IN 46122.

Mr. Dombrosky gave an overview of the petition and property:

- Zoned AGR
- There is an existing house and accessory structure on the property
- Petition is to add-on to the accessory structure to include an ADU
- ADUs are permitted in the AGR district but must meet setback regulations, including being closer to house than to property line
- The accessory structure meets all setback requirements; however, once an ADU is added to it, the entire structure must adhere to the requirements set for ADUs
- With the addition of the ADU, the structure will be closer to the property line than to the principal dwelling, necessitating the variance

Mr. O'Riley invited the petitioner to address the board.

Mr. Corbin Stahl, 3772 SR 236, Danville, IN 46122, addressed the board:

- The addition to the barn will be an apartment for mother-in-law

Mr. O'Riley: Will the addition be on the north side of the existing barn?

Mr. Corbin: Yes. And the barn will remain as is, not renovated.

Mr. O'Riley: What size will the addition be?

Mr. Corbin: It'll be 1500 sq. ft.

Mr. Lasley: Will the addition tie into the existing septic?

Mr. Corbin: There will be a new septic for the addition.

Mr. O'Riley opened and closed the public hearing as no remonstrators were present.

Mr. O'Riley: Are there any further comments or questions from the board?

Being none, he asked for a motion from the board.

Mr. Smedley made a motion to approve VAR 12-25 with conditions set by staff. Mr. Kneeland seconded the motion. Motion to approve VAR 12-25 carried unanimously.

VOTE: For – 4 Against – 0 Abstained – 0 APPROVE
VAR 12-25: Corbin Stahl

Hendricks County Area Board of Zoning Appeals

Findings of Fact/Law and Conditions of Approval

VAR 12-25

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 dwelling that does not meet the setbacks in an AGR/Agriculture 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 structure will not have a negative effect on the community and not be injurious to the 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 structure will not be out of place or character with the surroundings. The variance will not negatively impact the surrounding properties.

- (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 existing structure can be converted with little external change or effect and would meet the intent of the ordinance.

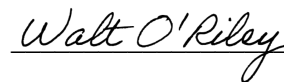
HCZO 12.6 (E) Development Standards Variance; Conditions. The Board may impose such reasonable conditions upon its approval as it deems necessary.

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

1. The accessory dwelling shall not be permitted a second address.
2. The accessory dwelling shall not be permitted a separate driveway.

For all the foregoing reasons, the Board APPROVED this request for a development standards Variance on the 15th day of September 2025.

AREA BOARD OF ZONING APPEALS
HENDRICKS COUNTY, INDIANA

_____

Walt O'Riley
Chairperson

_____

Tim Dombrosky
Secretary to the Board

VAR 13-25 Adam Wilson Variance to allow total lot coverage for structures to exceed 35% for the construction of a carport on a .19-acre AGR-zoned parcel in Liberty Township: Section 31, Township 15, Range 1E; Key No. 07-1-31-51E 256-002; located on Main Street apprx 1/8 mile west of Cartersburg Road; 3273 Main St, Plainfield, IN 46118.

Mr. Dombrosky gave an overview of the petition and property:

- Zoned AGR
- Area is dedicated small town mixed use
- Subject property is made up of 2 parcels joined by deed with 2 existing buildings
- Petitioner would like to add a carport to the property, which would exceed the maximum lot coverage of buildings
 - Maximum lot coverage of total impervious surface is already exceeded as an existing non-conforming condition
- The carport is currently at another location and will be moved upon approval of the variance

Mr. O’Riley invited the petitioner to address the board.

Mr. Adam Wilson, 3273 Main St, Plainfield, IN 46168, addressed the board:

- Carport will be used for extra vehicle storage

Mr. Lasley: Will the mini-barn structure be staying?

Mr. Wilson: Yes.

Mr. O’Riley opened and closed the public hearing as no remonstrators were present.

Mr. O’Riley: Are there any more comments or questions from the board?

Being none, he asked for a motion from the board.

Mr. Kneeland made a motion to approve VAR 13-25 with conditions set by staff. Mr. Smedley seconded the motion. Motion to approve VAR 13-25 carried unanimously.

VOTE: For – 4 Against – 0 Abstained – 0 APPROVE
VAR 13-25: Adam Wilson

Hendricks County Area Board of Zoning Appeals

Findings of Fact/Law and Conditions of Approval

VAR 13-25

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 exceeding the maximum lot coverage for structures and buildings in an AGR/Agriculture 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 structure will not have a negative effect on the community and not be injurious to the 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 structure will not be out of place or character with the surroundings. The variance will not negatively impact the surrounding properties.

- (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 neighborhood and lot development character in the area are similar to what is proposed, and the approval would meet the intent of the ordinance.

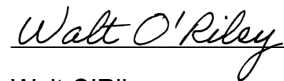
HCZO 12.6 (E) Development Standards Variance; Conditions. The Board may impose such reasonable conditions upon its approval as it deems necessary.

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

1. It shall be the responsibility of the owner to receive all required permits and inspections

For all the foregoing reasons, the Board APPROVED this request for a development standards Variance on the 15th day of September 2025.

AREA BOARD OF ZONING APPEALS
HENDRICKS COUNTY, INDIANA

_____

Walt O'Riley
Chairperson

_____

Tim Dombrosky
Secretary to the Board

Other Business:

Mr. O'Riley asked if there was any further business to discuss.

Being no further business before the board, the meeting was adjourned at 6:45 pm.