

Agenda
HENDRICKS COUNTY BOARD OF ZONING APPEALS
Monday, November 17, 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 October 20, 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:

6. VAR 16-25 Christopher Dowell Variance from development standards to allow metal siding as the exterior on a principal dwelling on a 4.38-acre AGR-zoned parcel in Marion Township: Section 6, Township 15, Range 2W; Key No 09-1-06-52W 452-002; located on the north side of W US Hwy 36, apprx. ½ mile west of S CR 775 W; 8472 W US Hwy 36, Coatesville, IN 46121.

SE 03-25 Grant & Cazeo Henry Special Exception to allow an Accessory Dwelling Unit (ADU) on a 6.39-acre RB-zoned parcel in Washington Township: Section 34, Township 16, Range 1E; Key No 12-1-34-61E 305-002; located southeast of the intersection of E CR 150 N and N CR 600 E; 1507 N CR 600 E, Avon, IN 46123.

VAR 17-25 Bennie Buchanan Variance from development standards to allow a front building setback of 45’ instead of the required 65’, and to reduce the required square footage of a principal dwelling from 1500 sq ft to 1387 sq ft on a .88-acre AGR-zoned parcel in Liberty Township: Section 9, Township 14, Range 1W; Key No 07-2-09-41W 100-010; located apprx. ¼ mile north of W US Hwy 40 on S CR 100 W; 6487 S CR 100 W, Clayton, IN 46118.

VAR 18-25 Logan Keck Variance from development standards to allow a front building setback of 82.6’ instead of the required 100’ for construction of a pole barn on a 1.3-acre AGR-zoned parcel in Middle Township: Section 17, Township 16, Range 1E; Key No 10-3-17-61E 440-014; located on N CR 500 E, apprx. 1/8 mile south of E CR 450 N; 4384 N CR 500 E, Danville, IN 46122.

7. ATTORNEY AND STAFF COMMENTS

8. OTHER BUSINESS

Approval of 2026 BZA Calendar

Board Members and Appointments:

Walt O’Riley, Chair (County Commissioners 1/20/2015)

Anthony Hession (County Commissioners 4/17/2000)

Rod Lasley, Vice Chair (Town of North Salem 1/20/2015)

Ron Kneeland (Plan Commission 7/15/2019)

Brett Smedley (Town of Coatesville 8/19/2024)

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.