

**Agenda**  
**HENDRICKS COUNTY BOARD OF ZONING APPEALS**

**Monday, April 19, 2021**

**7:30 PM**

Hendricks County Government Center  
Meeting Rooms 4 & 5  
355 S. Washington Street #212  
Danville, Indiana 46122

**1. PLEDGE OF ALLEGIANCE**

**2. APPROVAL OF THE MINUTES FOR March 15, 2021**

**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 05-21: Ryan Yocum** Variance for an 8' reduction of the side setback to allow construction of an accessory building along fence row on a 5.08-acre AGR-zoned parcel in Liberty Township: Section 25, Township 15, Range 1W; Key No. 07-1-25-51W 100-004; located approximately ¼ mile north of Cartersburg Road; 3200 S CR 225 E, Danville, IN 46122.

**VAR 06-21: RC & Dustie Mercer** Variance to reduce minimum living area from 1500 sq. ft. to 306 sq. ft. to allow an efficiency apartment in the garage until completion of principal structure on a 34.29-acre AGR-zoned parcel in Liberty Township: Section 30, Township 15, Range 1E; Key No. 07-1-30-51E 400-009; located east of Cartersburg Road on Martin Rd; Parcel No. 32-10-30-400-009.000-013, Clayton, IN 46118.

**VAR 07-21: Carianne & Matthew Helms** Variance to reduce side setbacks from 15' to 12' on west side of property and 7' on east side of property to allow for the construction of a new home on a .26-acre AGR-zoned parcel in Clay Township: Section 23, Township 15, Range 2W; Key No. 03-1-23-52W 200-007 located south of railroad tracks and west of intersection at W CR 200 S and S CR 400 W; 4165 W CR 200 S, Danville, IN 46122.

**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.