

Agenda

HENDRICKS COUNTY BOARD OF ZONING APPEALS

Monday, July 17, 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 April 17, 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:

VAR 06-23: Seth Brethauer Variance to allow accessory building lot coverage to exceed 7% on a 1.65-acre AGR-zoned parcel in Clay Township: Section 30, Township 15, Range 1W; Key No. 03-1-30-51W 300-002; located directly west of the intersection of S CR 250 W and W CR 350 S; 3520 S CR 250 W, Danville, IN 46122.

SE 04-23: Cordelio Power Special Exception to allow a weather monitoring tower on a 42.28-acre AGR-zoned parcel in Eel River Township: Section 14, Township 16, Range 2W; Key No. 04-2-14-62W 200-004; located north of the intersection of SR 236 and N CR 400 W; Parcel #32-05-14-200-004.000-007, Danville, IN 46122.

VAR 07-23: Stephen St John Variance to allow accessory building prior to a principal building 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.

VAR 08-23: Andrew Deckard Variance to allow a reduction of the aggregate setback of 25' to 20' on a .49-acre PUD-zoned parcel in Washington Township: Section 32, Township 16, Range 2E; Key No. 12-2-32-62E 236-002; located south-west of the intersection at E CR 200 N and N Raceway Rd in The Estates of Wynbrooke Lot 608; 1910 Heather Glen Circle, Indianapolis, IN 46234.

VAR 09-23: Donald Poindexter Variance to allow accessory building lot coverage to exceed 7% on a .64-acre RB-zoned parcel in Guilford Township: Section 14, Township 14, Range 1E; Key No. 06-3-14-41E 240-008; located approx. ½ mile south of I70 and ¼ mile east of S CR 750 E in Sycamore Estates Lot 8; 8018 Black Oak Ct, Plainfield, IN 46168.

VAR 10-23: Lucky 7 Properties, Inc. Variance to allow accessory building prior to a principal building on a 20.77-acre AGR-zoned parcel in Brown Township: Section 22, Township 17, Range 1E; Key No. 01-1-22-71E 300-002; located ½ mile east of the intersection at N CR 650 E and E CR 900 N; Parcel #32-02-22-300-002.000-001, Brownsburg, IN 46112.

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.***