

Agenda

HENDRICKS COUNTY BOARD OF ZONING APPEALS

Monday, August 21, 2023

6:30 PM

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

1. PLEDGE OF ALLEGIANCE

Approve 3-0-22. APPROVAL OF THE MINUTES FOR July 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:

Approved 5-0 VAR 11-23: **Manuel Mendez** Variance to allow accessory building prior to a principal dwelling on a 3.81-acre AGR-zoned parcel in Eel River Township: Section 27, Township 12, Range 2W; Key No. 04-1-27-72W 200-002; located approx. ¾ mile east of the intersection of N SR 75 and W CR 900 N; 5205 W CR 900 N, North Salem, IN 46165.

Approved 5-0 VAR 12-23: **Gordon Walker** Variance to allow accessory dwelling square footage to exceed 75% of the primary dwelling footprint on a 16.03-acre AGR-zoned parcel in Marion Township: Section 26, Township 17, Range 1E; Key No. 01-2-26-71E 397-015; located approx. 1 mile north of the intersection of W CR 200 S and S CR 525 W; 1654 S CR 525 W, Danville, IN 46122.

Approved 5-0 VAR 13-23: **Monica Lopshire Bernardo** Variance to allow 45% lot coverage, exceeding the 40% allowed per Highland Green Subdivision development standards on a .22-acre PUD-zoned parcel in Brown Township: Section 15, Township 15, Range 2W; Key No. 09-2-15-52W 400-009; located in Highland Green Subdivision, Sec. 3 Lot 133; 8454 Lockerbie Dr, 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 ACCOMMODATIONS 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.***