

Agenda

HENDRICKS COUNTY BOARD OF ZONING APPEALS

Monday, September 18, 2023

6:30 PM

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

1. PLEDGE OF ALLEGIANCE

Approved 4-0 2. APPROVAL OF THE MINUTES FOR August 21, 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 4-0 **VAR 14-23: Bradley Snead** Variance to reduce minimum lot size to allow for an accessory structure on an unplatted .52-acre AGR-zoned parcel in Lincoln Township: Section 18, Township 16, Range 2E; Key No. 08-2-18-62E 320-021; located approx. ¼ mile south of the intersection at E US Hwy 136 and N CR 900 E; 4325 N CR 900 E, Brownsburg, IN 46112.

Approved 4-0 **VAR 15-23: Richard & Linda Van Doel** Variance to allow a 6-foot fence with 100% opacity in a side yard with road frontage on a .55-acre RB-zoned parcel in Washington Township: Section 35, Township 16, Range 1E; Key No. 12-1-35-61E 355-014; located in Sheffield Park subdivision Section 1 Lot 11 on the corner of Sheffield Dr. and E CR 100 N; 1014 Sheffield Dr, Avon, IN 46123.

Approved 4-0 **VAR 16-23: Jordan Nichols & Marlena Hurst** Variance to allow accessory building lot coverage to exceed 7% on a .638-acre RB-zoned parcel in Clay Township: Section 5, Township 14, Range 2W; Key No. 16-1-05-42W 120-005; located in the Town of Coatesville; 5146 E Broadway St, Coatesville, IN 46121.

App. w/cond. 4-0 **VAR 17-23: David Eck** Variance to allow an accessory building to be located closer to the front lot line than the building façade of the principal structure on a 4.5-acre RB-zoned parcel in Guilford Township: Section 13, Township 14, Range 1E; Key No. 06-3-13-41E 390-001; located at the intersection of E CR 821 S and S CR 825 E; 8481 E CR 821 S, Plainfield, IN 46168.

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.***