

Agenda

HENDRICKS COUNTY BOARD OF ZONING APPEALS

Monday, May 16, 2022

7:30 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 18, 2022

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 11-22: Richard Mann Variance to allow accessory structure to exceed maximum height by 4' on an 11.09-acre AGR-zoned parcel in Clay Township: Section 30, Township 15, Range 1W; Key No. 03-1-30-51W 229-001; located approx. ½ mile east of intersection at S CR 250 W and W CR 350 S; 2182 W CR 350 S, Danville, IN 46122.

VAR 12-22: Electric Plus, Inc. Variance to reduce rear setback by 10' for mechanical units on a 10.48-acre GB-zoned parcel in Washington Township: Section 19, Township 15, Range 1E; Key No. 12-3-09-51E 100-065; located at intersection of S CR 525 E and E US Hwy 36; 173 S CR 525 E, Avon, IN 46123.

VAR 13-22: Brian Semich Variance to reduce side setback by 5' for an accessory structure on a .57-acre RB-zoned parcel in Guilford Township: Section 14, Township 14, Range 1E; Key No. 06-3-14-41E 240-003; located on lot 3 in Sycamore Estates off of S CR 750 E; 7933 Black Oak Dr, Plainfield, IN 46168.

VAR 14-22: David Martin Variance to reduce side setback by 5' for an accessory structure on a .46-acre AGR-zoned parcel in Lincoln Township: Section 19, Township 16, Range 2E; Key No. 08-3-19-62E 375-004; located in Sec. 2 Lot 44 in Verdant Acres ¼ mile north of E CR 300 N, between N CR 900 E and N CR 950 E; 9235 Leroy Rd, Brownsburg, IN 46112.

SE 07-22: Meme & Dah, LLC (Kevin and Susan Gregory) Special Exception to allow an assembly/banquet hall (expansion of Avon Wedding Barn) on a 31.53-acre AGR-zoned parcel in Washington Township: Section 35, Township 16, Range 1E; Key No. 12-1-35-61E 300-012; located between N SR 267 and N CR 800 E; 7300 E CR 100 N, Avon, IN 46123.

VAR 15-22: James Sarkine Variance to allow accessory structure to exceed maximum height by 4.5' on a 1.57-acre RB-zoned parcel in Washington Township: Section 31, Township 16, Range 2E; Key No. 12-2-31-62 E 400-012; located approx. 1/8 mile west of N Ronald Reagan Parkway; 9990 E CR 100 N, Avon, IN 46123.

SE 10-22: Doris Gipson Special Exception for an accessory dwelling unit on a 2.55-acre AGR-zoned parcel in Clay Township: Section 6, Township 14, Range 1W; Key No. 03-2-06-41W 301-001; located approx. ½ mile south of W CR 500 S, between S CR 400 W and S CR 200 W; 5455 Reeves Rd, Clayton, IN 46118.

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.