

Agenda

HENDRICKS COUNTY BOARD OF ZONING APPEALS

Monday, July 18, 2022

7:30 PM

Hendricks County Government Center

Meeting Rooms 4 & 5

355 S Washington St #G80

Danville, IN 46122

1. PLEDGE OF ALLEGIANCE

App 3-0 2. APPROVAL OF THE MINUTES FOR June 20, 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:

SE 12-22: Phillip & Tracy Wade Special Exception for an accessory dwelling unit on a 10-acre AGR-zoned parcel in Middle Township: Section 23, Township 17, Range 1W; Key No. 10-1-23-71W 400-003; located apprx. ½ mile northeast of intersection at E CR 900 N and N CR 150 E; 9439 N CR 150 E, Pittsboro, IN 46167. **-WITHDRAWN-**

App 3-0 VAR 17-22 Shane Phillips Variance to allow a 6-foot fence with 100% opacity in a front yard (side yard with road frontage) on a .52-acre AGR-zoned parcel in Lincoln Township: Section 4, Township 16, Range 1E; Key No. 08-1-04-61E 330-012; located in Rolling Hills Subdivision, Sec. 2 Lot 27; 6478 Maple Manor, Brownsburg, IN 46112.

App 3-0 VAR 18-22 Chris & Carley Shearin Variance to allow construction of a detached garage with a side setback of 5' (instead of 10') on a .53-acre AGR-zoned parcel in Lincoln Township: Section 16, Township 16, Range 1E; Key No. 08-2-16-61E 290-006; located in Pleasant Vue Estates, Sec.3 Lot 47; 5909 Tulip Dr., Brownsburg, IN 46112.

App 3-0 SE 13-22: Monty & Terri Cook Special Exception for an accessory dwelling unit on a .67-acre RB-zoned parcel in Guilford Township: Section 13, Township 14, Range 1E; Key No. 06-3-13-41E 105-006; located in Sycamore Estates Section 2 Lot 53; 8146 Red Bud Ct, Plainfield, IN 46168.

App 3-0 VAR 19-22: Brandon & Kaylee Hites Variance to allow metal as a primary building façade material on a 1.6-acre AGR-zoned parcel in Eel River Township: Section 18, Township 17, Range 2W; Key No. 04-1-18-72W-210-002; located on the northwest corner of W SR 234 and N CR 850 W; 10738 N CR 850 W, New Ross, IN 47968.

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.