

Agenda

HENDRICKS COUNTY BOARD OF ZONING APPEALS

Monday, August 15, 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** July 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:

WITHDRAWN

SE 14-22: Christel Boe Special Exception to allow active recreation for a spectator event on a 10.07-acre AGR-zoned parcel in Washington Township: Section 32, Township 16, Range 1E; Key No. 12-1-32-61E 100-016; located approx. ¼ mile north of intersection at N CR 425 E and E 150 N; 1636 N CR 425 E, Avon, IN 46123.

Cont. 2-1

VAR 20-22: Irving Materials, Inc Variance to allow an increase of maximum building height from 60 ft. to 85 ft. on a combined 33.58-acre MI-zoned parcel in Liberty Township: Section 34, Township 14, Range 1W; Key No. 07-3-34-41W 400-008; located approximately 1.25 miles west of intersection of E Hendricks County Rd and SR 39; 10714 S CR 100 E, Clayton, IN 46118.

Cont. 2-1

VAR 21-22: Irving Materials, Inc Variance to modify the required buffer-yard location to include the setback on a combined 33.58-acre MI-zoned parcel in Liberty Township: Section 34, Township 14, Range 1W; Key No. 07-3-34-41W 400-008; located approximately 1.25 miles west of intersection of E Hendricks County Rd and SR 39; 10714 S CR 100 E, Clayton, IN 46118.

6. ATTORNEY AND STAFF COMMENTS

7. OTHER BUSINESS

App. 3-0

DPR 504/22: JP Express Appeal the decision of the Hendricks County Administrative and Plat Committee denying the proposed commercial development project (JP Express Truck Maintenance Facility) at 9084 S SR 39, Mooresville, IN 46158.

8. WISHES TO BE HEARD

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.

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.