

# Agenda

## HENDRICKS COUNTY BOARD OF ZONING APPEALS

Monday, March 20, 2023

6:30 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 February 21, 2023

Approved 3-0-1

### 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 01-23: Claudia Salas** Special Exception to allow a one-chair nail salon as a home occupation on a .24-acre AGR-zoned parcel in Lincoln Township: Section 17, Township 16, Range 2E; Key No. 08-2-17-62E 320-004; located in Clermont Heights, Sec. 4, Lot 80; 4444 N Varner Rd, Brownsburg, IN 46112.

Approved 4-0

**SE 02-23 & SE 03-23: CMR Real Estate LLC** Special Exception to allow the use "storage contractor" and include storage of semi tractor-trailers on a combined 39.36-acres of AGR-zoned parcels in Liberty Township: Section 24, Township 14, Range 1W; Key Nos. 07-3-24-41W 100-016, 07-3-24-41W 100-027, 07-3-24-41W 100-029 and 07-3-24-41W 300-002; located approx. ¼ mile north of E CR 875 S, along the east side of S SR 39; 8451 S SR 39, Clayton, IN 46118.

Approved 4-0

Approved 4-0

**VAR 25-22 Jeannine Medvescek** Variance to allow the principal dwelling to be 1015 sq. ft. instead of the required minimum of 1500 sq. ft. on a 1.12-acre AGR-zoned parcel in Guilford Township: Section 22, Township 14, Range 1E; Key No. 06-3-22-41E 230-005; located ½ mile south of I-70 at the intersection of S CR 675 E and E CR 825 S.; 6801 E CR 825 S, Plainfield, IN 46168—continued from Oct. 17, 2022 meeting.

Denied 4-0

### 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 will now be held at 6:30 pm.***