

The Hendricks County Board of Zoning Appeals met in the Hendricks County Government Center, in the Meeting Room 4 and 5; Monday, August 21, 2017. The meeting began at 7:30 p.m. Members present included, Anthony Hession, Rod Lasley, Sonnie Johnston, and Sam Himsel. Also present were Graham Youngs, acting county attorney, Tim Dombrosky, Planning Director, Nicholas Hufford, Planner, and Kim Cearnal Recording Secretary.

Mr. Hession read the Rules of Procedure for the Board of Zoning Appeals meeting.

Everyone stood and recited the Pledge of Allegiance.

Mr. Hession asked for a motion for approval of the minutes from the July 17, 2017 meeting.

Ms. Johnston made a motion to approve the July 17, 2017 meeting minutes.

Mr. Himsel seconded the motion.

**VOTE: For- 4 Against- 0 Abstained-1 APPROVED**  
**JULY 17, 2017 MEETING MINUTES**

**VAR 21-17: David & Rachel Jones** for a Variance from Development Standards 4.7 (D) to allow a side setback of 10' for the principal dwelling on a 1.41 acre parcel in Lincoln Township; Section 13, Township 16, Range 1E; Key No. 08-2-13-61E 485-006; Located approximately .10 of a mile north of E CR 400 N on 900 E; 4110 N CR 900 E, Brownsburg, IN. 46112.

Mr. Hufford showed where the property is located on power point stating that the south side of the property is where the proposed addition would be. He stated that the current attached garage would be converted into living space. Mr. Hufford stated the garage addition would come out approximately twenty feet from the house. He stated that the flood plain, septic and the mature trees on the property prevent putting the garage anywhere else on the property. Mr. Hufford stated that Mr. Jones is also expanding the opposite end of the house and the garage could not go there for obvious reasons.

Mr. Hession asked if the board had any questions.

There were none.

David Jones, 4110 N CR 900 E, Brownsburg, 46112, Mr. Jones stated that Mr. Hufford covered everything. He stated that there are just too many obstacles on the parcel to put the garage anywhere else.

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Mr. Hession opened the public hearing portion.

No one had signed up to speak.

Mr. Hession closed the public hearing portion.

Mr. Hession asked if staff had any further comments.

There were none.

Mr. Hession asked if the board had any questions.

There were none.

Mr. Hession asked for a motion on VAR 21-17.

Ms. Johnston made a motion to approve VAR 21-17 with conditions of approval.

Mr. Himsel seconded the motion.

**VOTE: For-4 Against-0 Abstained-1 APPROVED**  
**VAR 21-17: David & Rachel Jones**

## **Hendricks County Area Board of Zoning Appeals**

Findings of Fact/Law and Conditions of Approval

VAR 21-17

An application for the above noted development standards variance was filed in the office of the Hendricks County Department of Planning and Building (DPB). That application sought to vary development standards to permit **a 10' principal building side setback** in an AGR/Agricultural Residential district. Acting in its role as staff to the Hendricks County Area Board of Zoning Appeals, the DPB staff subsequently created a file containing all documentation of the request and made that file available for public inspection in Room 212 of the Hendricks County Government Center.

In accordance with Indiana Code (IC) 5-3-1 and the Hendricks County Zoning Ordinance (HCZO) Section 12.6 (C), the DPB staff published a legal notice in the *Hendricks County Flyer* and the *Danville Republican*. This notice advertised the public hearing scheduled in conformity with IC 36-7-4-920. The public hearing included the above variance on its agenda.

In accordance with Section 3.07 (D)(2) of the Rules of Procedure of the Hendricks County Area Board of Zoning Appeals, the applicant also sent courtesy notices to certain surrounding property owners of record and other interested persons. A copy of this courtesy notice and a list of those receiving them were made a part of the file for this variance.

The Board conducted the hearing as advertised and heard evidence and testimony on the above noted variance. Meeting in open session, the Board subsequently considered the above noted request and its relationship to the requirements of IC 36-7-4 and HCZO. A tape recording of this proceeding has been on file and available to the public in the DPB office since the date of the hearing.

In its deliberations, the Board weighed the evidence associated with the following requirements and made the following findings.

**IC 36-7-4-918.5 Variance from the development standards of the Zoning Ordinance. A Board of Zoning Appeals shall approve or deny variances from the development standards (such as height, bulk, or area) of the zoning ordinance. A Variance may be approved under this section only upon a determination in writing that:**

- (1) The approval will not be injurious to the public health, safety, morals, and general welfare of the community;**

The Board finds that an approval will not be injurious to the public health, safety, morals, and general welfare of the community. The garage expansion closer to the side setback will more closely resemble the area than any other viable option.

- (2) The use and value of the area adjacent to the property included in the Variance will not be affected in a substantially adverse manner;**

The Board finds that the use and value of the area adjacent to the property included in the Variance will not be affected in a substantially adverse manner. A 10 foot setback is still a significant distance from the property line and will not adversely impact the neighbor directly adjacent from use of their property.

- (3) The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property.**

The Board finds that the strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property. The septic field in the back of the property and the flood plain to the north does not allow any other option without sacrificing aesthetics and neighborhood character.

The Board imposed the following conditions in furtherance of the Indiana Code and the Hendricks County Zoning Ordinance:

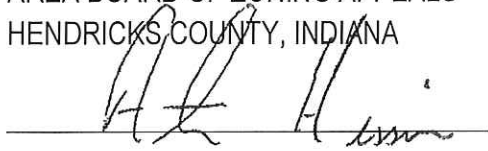
1. The Variance only applies to this building
2. The structure must be built in accordance with all other federal, state, and local codes

For all the foregoing reasons, the Board APPROVED this request for a development standards Variance on the 21<sup>st</sup> day of August 2017.



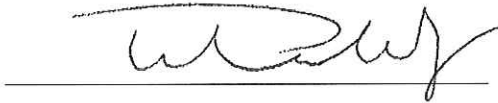
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AREA BOARD OF ZONING APPEALS  
HENDRICKS COUNTY, INDIANA



Anthony Hession

Chairman



Tim Dombrosky

Secretary

**VAR 22-17:** Juan Cordero for a Variance from Development Standards 4.7 (D) to allow an accessory side setback of 7' on a 5 acre parcel in Washington Township; Section 32, Township 16, Range 2E; Key No. 07-1-30-51E 400-005; Located approximately .50 of a mile south of E CR 200 N; 1509 N CR 1050 E, Avon, IN. 46123.

Mr. Hufford showed where the property is located on Power Point. He stated that the owner of the property is Juan Cordero and he is unable to attend the meeting and that his contractor (King Kong Roofing) will be speaking and answering questions. Mr. Hufford stated that construction on the pole barn had already begun prior to applying for the variance. Mr. Hufford stated that once the contractor (King Kong Roofing) had realized a variance was needed, construction stopped. He stated that where the pole barn would be is quite a distance from road and it's not very visible due to the woodiness of the property. Mr. Hufford stated that the septic system makes it difficult to set barn anywhere else without taking the driveway to the very back of property.

Mr. Hession asked if a work-stop order was issued.

Mr. Hufford stated that he could not remember how they discovered the construction but didn't think that a work-stop order was issued.

Bryan Keeton, 3421 E CR 350 S, Danville, IN., Mr. Keeton stated that he was told that the concrete portion of the building would be considered like a drive-way or something. He said as soon as they realized there was a situation they stopped work.

Mr. Hession asked how long ago work was stopped.

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Mr. Keeton stated two months ago.

Mr. Hession asked the board if they had any questions.

Mr. Hession opened the public hearing portion.

No one had signed up to speak.

Mr. Hession closed the public hearing portion.

Mr. Hession asked if the staff had any further comments.

There were none.

Mr. Hession asked Mr. Keeton if he was in agreeance with the conditions listed for the Variance.

Mr. Keeton stated yes.

Mr. Lasley made a motion to approve VAR 22-17 with the positive findings of facts and conditions.

Ms. Johnston seconded the motion.

**VOTE: For-4 Against-0 Abstained-1 APPROVED**  
**VAR 22-17: Juan Cordero**

## **Hendricks County Area Board of Zoning Appeals**

Findings of Fact/Law and Conditions of Approval

VAR 22-17

An application for the above noted development standards variance was filed in the office of the Hendricks County Department of Planning and Building (DPB). That application sought to vary development standards to permit **an accessory structure to be 7' from the side setback** in an AGR/Agricultural Residential district. Acting in its role as staff to the Hendricks County Area Board of Zoning Appeals, the DPB staff subsequently created a file containing all documentation of the request and made that file available for public inspection in Room 212 of the Hendricks County Government Center.

In accordance with Indiana Code (IC) 5-3-1 and the Hendricks County Zoning Ordinance (HCZO) Section 12.6 (C), the DPB staff published a legal notice in the *Hendricks County Flyer* and the *Danville Republican*. This notice advertised the public hearing scheduled in conformity with IC 36-7-4-920. The public hearing included the above variance on its agenda.

In accordance with Section 3.07 (D)(2) of the Rules of Procedure of the Hendricks County Area Board of Zoning Appeals, the applicant also sent courtesy notices to certain surrounding property owners of record and other interested persons. A copy of this courtesy notice and a list of those receiving them were made a part of the file for this variance.

The Board conducted the hearing as advertised and heard evidence and testimony on the above noted variance. Meeting in open session, the Board subsequently considered the above noted request and its relationship to the requirements of IC 36-7-4 and HCZO. A tape recording of this proceeding has been on file and available to the public in the DPB office since the date of the hearing.

In its deliberations, the Board weighed the evidence associated with the following requirements and made the following findings.

**IC 36-7-4-918.5 Variance from the development standards of the Zoning Ordinance. A Board of Zoning Appeals shall approve or deny variances from the development standards (such as height, bulk, or area) of the zoning ordinance. A Variance may be approved under this section only upon a determination in writing that:**

- (4) The approval will not be injurious to the public health, safety, morals, and general welfare of the community;**

The Board finds that an approval will not be injurious to the public health, safety, morals and general welfare of the community. An accessory building being 7' from the side setback will still resemble the existing character of the community.

- (5) The use and value of the area adjacent to the property included in the Variance will not be affected in a substantially adverse manner;**

The Board finds that the use and value of the area adjacent to the property included in the Variance will not be affected in a substantially adverse manner. The accessory building will not impact the neighbors as there is a fence and substantial separation between this structure and any neighboring structure.

- (6) The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property.**

The Board finds that the strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property. The septic field, built before the current owner gained possession, takes up the entire center of the property making the sides the only place for the new building to be placed.

The Board imposed the following conditions in furtherance of the Indiana Code and the Hendricks County Zoning Ordinance:



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3. The Variance only applies to this building

4. The structure must be built in accordance with all other federal, state, and local codes


For all the foregoing reasons, the Board APPROVED this request for a development standards Variance on the 21<sup>st</sup> day of August 2017.

AREA BOARD OF ZONING APPEALS  
HENDRICKS COUNTY, INDIANA



Anthony Hession

Chairman



Tim Dombrosky

Secretary

VAR 23-17: Attic Self Storage, LLC for a Variance from Development Standards 7.4 (A)(B) sight visibility, and 9.11(F)(6)(d) sign separation; to allow a sign in the median within 100 feet of existing signs. Located approximately 60 feet east of 1627 E US HIGHWAY 40 in Liberty Township.

Mr. Hufford stated that this area is in a median located in the town of Belleville. He stated it is the entrance to Stone Creek Commercial Park. Mr. Hufford stated that Attic Selfstor LLC wants to replace the existing sign with a multi-tenant sign so customers can see clearly where the business is located. Mr. Hufford stated that John Ayres, county engineer, has given preliminary approval based on what he has seen regarding the breakaway mechanisms for the sign. Mr. Hufford stated there are two different variances. One is that the sign is located in the sight triangle, meaning if a person is stopped directly at the stop sign, there is limited visibility based on where the sign would go. Mr. Hufford stated the other variance is for the two other signs on both side of the proposed and the distance between them. He stated that the ordinance states there should be 100 feet between signs and that there is 87 feet from bank sign and 70 feet from gas station sign. Mr. Hufford stated that the new sign would not interfere in seeing the prices on the gas station sign. He stated that with the finding of facts and the definition of it being it in the sight lines, it is a safety hazard, but passed the other two tests.

Mr. Himsel asked if the business was south of the gas station and bank.

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Mr. Hufford stated yes.

Ms. Johnston asked if the sign could go back any.

Mr. Hufford stated that there was only one requested placement from the applicant.

Mr. Lasley stated that the median may not be deep enough.

Mr. Dombrosky stated there is probably another 10 or 12 feet of space. He stated that if moved too far back it will be behind post of bank sign and not be visible.

Kent Cooper, 7915 S CR 100 E, Greencastle, IN.

Kevin Sims, 1525 Matthew Dr., Greencastle, IN., Mr. Sims stated that the median extends out and that he went to the location and pulled his car up to the turn, past where the stop sits because the stop sign sits back from Hwy 40. He stated he did not see a public hazard. He stated that if they go any smaller with sign it becomes an issue with visibility and same for moving the sign any farther back into median.

Mr. Hession opened the public hearing portion.

No one had signed up to speak.

Mr. Hession closed the public hearing portion.

Mr. Himsel asked if there was an ordinance regarding only being able to go to 8ft.

Mr. Hufford stated yes, 8ft high if the maximum based on the sign ordinance.

Mr. Hession asked if the board had any further questions.

There were none.

Mr. Hession asked for a motion on VAR 23-17.

Mr. Himsel made a motion to approve VAR 23-17 with the positive findings of facts and condition.

Ms. Johnston seconded the motion.

**VOTE: For-4 Against- 0 Abstained-1 APPROVED**  
**VAR 23-17: Attic Selfstor LLC**

**Hendricks County Area Board of Zoning Appeals**

Findings of Fact/Law and Conditions of Approval

VAR 23-17

An application for the above noted development standards variance was filed in the office of the Hendricks County Department of Planning and Building (DPB). That application sought to vary development standards to permit **a monument sign located in the site triangle & within 100' of two signs** in a



General Business/GB district. Acting in its role as staff to the Hendricks County Area Board of Zoning Appeals, the DPB staff subsequently created a file containing all documentation of the request and made that file available for public inspection in Room 212 of the Hendricks County Government Center.

In accordance with Indiana Code (IC) 5-3-1 and the Hendricks County Zoning Ordinance (HCZO) Section 12.6 (C), the DPB staff published a legal notice in the *Hendricks County Flyer* and the *Danville Republican*. This notice advertised the public hearing scheduled in conformity with IC 36-7-4-920. The public hearing included the above variance on its agenda.

In accordance with Section 3.07 (D)(2) of the Rules of Procedure of the Hendricks County Area Board of Zoning Appeals, the applicant also sent courtesy notices to certain surrounding property owners of record and other interested persons. A copy of this courtesy notice and a list of those receiving them were made a part of the file for this variance.

The Board conducted the hearing as advertised and heard evidence and testimony on the above noted variance. Meeting in open session, the Board subsequently considered the above noted request and its relationship to the requirements of IC 36-7-4 and HCZO. A tape recording of this proceeding has been on file and available to the public in the DPB office since the date of the hearing.

In its deliberations, the Board weighed the evidence associated with the following requirements and made the following findings.

**IC 36-7-4-918.5 Variance from the development standards of the Zoning Ordinance. A Board of Zoning Appeals shall approve or deny variances from the development standards (such as height, bulk, or area) of the zoning ordinance. A Variance may be approved under this section only upon a determination in writing that:**

- (7) The approval will not be injurious to the public health, safety, morals, and general welfare of the community;**

The Board finds that an approval will not be injurious to the public health, safety, morals and general welfare of the community. The new sign will impact sight lines looking west at the exact spot of the stop sign, but pragmatically drivers utilize the distance between the stop sign and turning to establish proper sight lines. Additionally the new sign will allow multiple tenants to have signage on US 40, that is more representative of a business park.

- (8) The use and value of the area adjacent to the property included in the Variance will be affected in a substantially adverse manner;**

The Board finds that the use and value of the area adjacent to the property included in the Variance will be affected in a substantially adverse manner. The placement of the sign is directly adjacent to the stop sign at the intersection of Liberty Parkway and US HWY 40, as well as being

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within 100' of two other signs. The placement of the sign does set it back from the two current signs, and only at certain angles would the sign impact the visibility of the existing signs.

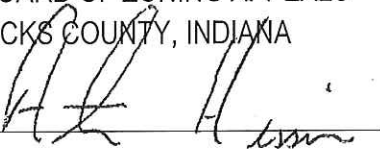
**(9) The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property.**

The Board finds that the strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property. The practical difficulty is that the old sign is grandfathered and is suffering from wear and tear with no alternatives for improvement.

The Board imposed the following conditions in furtherance of the Indiana Code and the Hendricks County Zoning Ordinance:

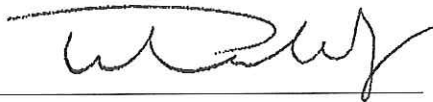
5. The sign must be built in accordance with all other federal, state, and local codes  
For all the foregoing reasons, the Board APPROVED this request for a development standards Variance on the 21<sup>st</sup> day of August 2017.

AREA BOARD OF ZONING APPEALS  
HENDRICKS COUNTY, INDIANA



Anthony Hession

Chairman



Tim Dombrosky

Secretary

SE 04-17: Chris Goodwin for a Special Exception to allow a lawn mower repair home-based business on a 2.5 acre parcel in Middle Township; Section 29, Township 16, Range 1E; Key No. 10-3-29-61E 101-001; Located approximately .65 of a mile south from E CR 350 N; 2851 N CR 425 E., Danville, IN. 46122.

Mr. Hufford showed on power point where the property is located stating that the area around the parcel is mostly undeveloped. He stated there was a complaint made against the property for a repair business that is operating. He stated that it was not a neighbor that complained but rather someone that knows the Goodwin's. Mr. Hufford showed the well maintained accessory structure where Mr. Goodwin

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works on the mowers. He stated that occasionally the sharpening of the mower blades can be pretty loud but Mr. Goodwin has said he will do it within reasonable hours. He stated that there are no employees, and no customers come to the property.

Mr. Himsel asked if there were any signs for business.

Mr. Hufford stated that Mr. Goodwin is allowed one 6ft. square sign for the business. Mr. Hufford stated there are a few conditions that are pretty standard. He stated that the business is tied with the applicant and not the land, and any material related to business would not be kept outdoors. Mr. Hufford stated he put a limit on the hours, but that Mr. Goodwin stated he didn't plan on working that many hours.

Chris Goodwin, 2851 N CR 425 E., Danville.

Mr. Hession asked how long Mr. Goodwin had been repairing mowers.

Mr. Goodwin stated that he has been doing this kind of work for five years.

Mr. Hession asked if anyone delivers the mowers or if he picks them up.

Mr. Goodwin stated that he does all the pickups and deliveries. He stated he would rather do it this way than people come to his property.

Ms. Johnston asked how many hours a day he would be working.

Mr. Goodwin stated that he would make it 9 p.m. to 5 p.m.

Mr. Hession asked Mr. Goodwin if he was in agreement with the listed conditions if approved.

Mr. Goodwin stated he is.

Mr. Hession asked if the board had any further questions.

There were none.

Mr. Hession opened the public hearing portion.

No one had signed up to speak.

Mr. Hession closed the public hearing portion.

Mr. Hession asked if there were any further comments.

There were none.

Mr. Hession asked for a motion on SE 04-17.

Ms. Johnston made a motion to approve SE 04-17 with positive facts of findings subject to staff comments.

Mr. Lasley seconded the motion.



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**VOTE: For-4 Against- 0 Abstained-1 APPROVED**  
**SE 04-17: Chris Goodwin**

**Hendricks County Area Board of Zoning Appeals**

Findings of Fact/Law and Conditions of Approval

**SE 04-17**

An application for the above noted special exception was filed in the office of the Hendricks County Department of Planning and Building (DPB). That application sought to permit **Home Based Business in an AGR/Agriculture Residential** zoning district. Acting in its role as staff to the Hendricks County Area Board of Zoning Appeals, the DPB staff subsequently created a file containing all documentation of the request and made that file available for public inspection in Room 212 of the Hendricks County Government Center.

In accordance with Indiana Code (IC) 5-3-1 and the Hendricks County Zoning Ordinance (HCZO) Section 12.7, the DPB staff published a legal notice in the *Hendricks County Flyer* and the *Danville Republican*. This notice advertised the public hearing scheduled in conformity with IC 36-7-4-920. The public hearing included the above special exception on its agenda.

In accordance with Section 3.07 (D)(2) of the Rules of Procedure of the Hendricks County Area Board of Zoning Appeals, the applicant also sent courtesy notices to certain surrounding property owners of record and other interested persons. A copy of this courtesy notice and a list of those receiving them were made a part of the file for this Special Exception.

The Board conducted the hearing as advertised and heard evidence and testimony on the above noted Special Exception. Meeting in open session, the Board subsequently considered the above noted request and its relationship to the requirements of IC 36-7-4 and HCZO. A tape recording of this proceeding has been on file and available to the public in the DPB office since the date of the hearing.

In its deliberations, the Board weighed the evidence associated with the following requirements and made the following findings.

**IC 36-7-4-918.2 Exceptions and uses. A Board of Zoning Appeals shall approve or deny all: (1) Special Exceptions; ... from the terms of the Zoning Ordinance, but only in the classes of cases or in the particular situations specified in the Zoning Ordinance.**

**HCZO Section 12.7 authorizes the Hendricks County Area Board of Zoning Appeals to approve Special Exceptions.**

**HCZO Section 4.7 (C) authorizes the approval of a banquet hall/wedding venue in the AGR zoning district.**

**HCZO Section 12.7 (D)(1). In addition to the special requirements for permitted Special Exception uses as specified in Section 12.7 (D)(2) ... the Board of Zoning Appeals ... shall find adequate evidence showing that the use at the proposed location:**

**A. Is in fact a permitted Special Exception use ... [in] the zoning district involved;**

The Board finds that a Home Based Business is in fact a Special Exception in the Agriculture Residential Zoning District.

**B. Will be harmonious with and in accordance with the general objectives or with any specific objective of the County's Comprehensive Plan and the Zoning Ordinance;**

The Board finds that the proposal will be harmonious with and in accordance with the general objectives and specific objectives of the County's Comprehensive Plan and Zoning Ordinance. The comprehensive plan recommends this area for suburban residential. The parcel is in the more developing Eastern part of the County; however, substantial suburban development is still many years away.

**C. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;**

The Board finds that the proposed use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area. The use currently resembles typical residential lots in the area, and the lack of customers, additional employees, and typical work hours will keep it harmonious.

**D. Will be served adequately by essential public facilities and services ... or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;**

The Board finds that the proposal will be adequately served by essential public facilities and services. The use does not require any additional facilities beyond the scope of a typical residential use.

**E. Will not create excessive additional requirements at public cost of public facilities and services and will not be detrimental to the economic welfare of the community;**

The Board finds that the proposal will not create excessive additional requirements at public cost of public facilities and services and will not be detrimental to the economic welfare of the community. No additional public service is required as a result of this approval.

**F. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors;**

The Board finds that the proposal will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.



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All operations and activities are conducted indoors. Conditions of approval have been established to protect persons, property, and the general welfare.

**G. Will have vehicular approaches to the property, which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares;**

The Board finds that the proposal will utilize existing vehicular approaches to the property, which are so designed as not to create an interference with traffic on surrounding public thoroughfares. The proposed use will have a negligible effect on local traffic volume or patterns.

**H. Will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.**

The Board finds that the proposal will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance. No historic, scenic, or natural feature is involved in this approval.

**IC 36-7-4-918.2 Exceptions and uses. The Board may impose reasonable conditions as a part of its approval.**

The Board imposed the following conditions in furtherance of the Indiana Code and the Hendricks County Zoning Ordinance:

1. Approval shall be terminated and of no further effect in the event the proposed use is discontinued during the approval period. Upon such termination, no reestablishment of the use in any form shall occur without favorable action (including new findings of fact/law and conditions of approval) by the BZA or any successor agency.
2. To restrict accountability and responsibility for the operation and to make future operations compatible with the surrounding property, this Special Exception shall run with the applicants and not the real estate.
3. All applicable federal, state, and local approvals are required.
4. Any significant expansion of the business, including the addition of more than one employee not residing in the home, shall require BZA approval.
5. The business will only operate between the hours of 7am-8pm.
6. There will be no outside storage of any material.

For all the foregoing reasons, the Board APPROVED this request for a Special Exception, subject to the conditions set forth, the 21<sup>st</sup> day of August, 2017.

AREA BOARD OF ZONING APPEALS  
HENDRICKS COUNTY, INDIANA



Anthony Hession

Chairman



August 21, 2017

A handwritten signature in black ink, appearing to read 'Tim Dombrosky', written over a horizontal line.

Tim Dombrosky

Secretary

Being no further business, the meeting was adjourned at 7:58 p.m.