

## AGENDA

Hendricks County Board of Zoning Appeals

Monday, October 16, 2017

7:30 PM

Hendricks County Government Center  
Meeting Room 4 and 5  
355 S. Washington Street  
Danville, Indiana 46122

1. PLEDGE OF ALLEGIANCE
2. APPROVAL OF THE MINUTES FOR: September 18, 2017
3. PUBLIC HEARINGS
4. OLD BUSINESS
5. NEW BUSINESS

**Appeal of Director's Determination:** Beazer Homes Indiana, LLP; to appeal the Director's determination to deny building permit #2017-6980; on a .37 acre parcel in Washington Township; Section 09, Township 15, Range 1E; Key No. 12-3-09-51E 351-002; Located on the corner of E CR 100 S and S CR 525 E; 5230 E CR 100 S. Interested persons may appear and be heard at this public hearing.

**VAR 27-17:** Michael & Barbara Schlagel for a Variance from Development Standards 7.12(A)(3) to allow an accessory structure in front of the principal on a 1 acre parcel zoned RB in Eel River township; Section 32, Township 17 Range 2W; Key No. 04-1-32-72W 100-003; Located approximately .14 miles west of Ladoga Rd; 7645 W CR 800 N.

**VAR 28-17:** Jeffrey and Lucinda Dunaway for a Variance from Development Standards 4.7 (D) to allow side setback of four (4) feet on a 1.81 acre parcel zoned AGR in Guilford township; Section 14, Township 14, Range 1E; Key No. 06-3-14-41E 415-001; Located on the north side of E CR 800 approximately 660 feet west of S SR 267; 8484 E CR 800 S, Plainfield, IN. 46168.

**VAR 29-17:** AutoZone Inc. for a Variance from Development Standards 4.15(D) to have a side setback of six (6) feet on a .88 acre parcel zoned GB in Guilford township; Section 20, Township 15, Range 2E; Key No. 06-3-20-42E 400-005; Located on the east side S SR 67 off of E CR 800 S and Upland Bend.

**VAR 30-17:** Donald Waggoner for a Variance from Development Standards 4.7(D) to allow a residential lot with no road frontage on a 9.99 acre parcel zoned AGR in Clay Township; Section 27, Township 15, Range 2W; Key No. 03-1-27-52W 200-008; Located approximately .25 of a mile east of S CR 550 W; 3445 S CR 550 W, Coatesville, IN. 46121. **\*WITHDRAWN**

**VAR 31-17:** Tracy Mitchell for a Variance from Development Standards 4.7(D) to allow a residential lot with no road frontage on a 20.1 acres parcel zoned AGR in Eel River Township; Section 28, Township

17N, Range 2W, Key No. 04-1-28-72W 300-006; Located approximately .35 of a mile North of Ladoga Road; 6900 Ladoga Road, North Salem, IN. 46165.

**VAR 32-17:** James Hess for a Variance from Development Standards 4.7 (D) to reduce front setback by 7 feet on a .79 acre parcel on an AGR zoned district in Center township; Section 36, Township 16, Range 1E; Key No. 02-1-36-61W 485-004; Located approximately 370 feet north of E CR 100 N on N CR 300 E; 1088 N CR 300 E, Danville, IN. 46122.

**VAR 33-17:** John & Marjorie Wood for a Variance from Development Standards 7.12 (A)(1) to permit an accessory structure prior to a principal use on a 2.75 acre parcel zoned RB in Guilford Township; Section 33, Township 15 Range 1E; Key No. 06-1-33-51E 300-014; Located approximately .52 of a mile east of S CR 500 E on E US HWY 40; 1548 W Main St, Plainfield, IN. 46168.

**VAR 34-17:** Mark Hardwick for a Variance from Development Standards 4.7 (D) to allow a zero foot front setback on a 1.54 acre parcel zoned AGR in Brown township; Section 14, Township 17, Range 1E; Key No. 01-1-14-71E 300-014; Located approximately 550 feet west of N CR 800 E on E CR 1000 N; 7890 E CR 1000 N, Brownsburg, IN. 46112.

**VAR 35-17:** Antron & Billie Brown for a Variance from Development Standards to allow an accessory building height of 27.5 ft. in a AGR zoned district on a 3 acre parcel in Middle Township; Section 20, Township 17, Range 1E; Key No. 10-1-20-71E 226-002; Located approximately .30 miles south from E CR 1000 N; 9610 N CR 550 E.

**SE 06-17:** Jeff Swenke for a Special Exception in accordance with HCZO 4.7(C) to permit a banquet or assembly hall on a 20 acre parcel in Brown township; Section 14, Township 17N Range 1E Key No. 01-1-14-71E 300-002; Located approximately .40 miles N of E CR 1000 N on N County Road 800 E; 10392 N CR 800 E, Brownsburg IN, 46112.

## 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 AT LEAST FORTY- EIGHT HOURS PRIOR TO THE MEETING.

\*The applicant has withdrawn their case