

Agenda
HENDRICKS COUNTY BOARD OF ZONING APPEALS

Tuesday, February 16, 2021
7:30 PM

Hendricks County Government Center
Meeting Rooms 4 & 5
355 S. Washington Street #212
Danville, Indiana 46122

1. PLEDGE OF ALLEGIANCE

2. APPROVAL OF THE MINUTES FOR December 21, 2020 (no January meeting)

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:

(Cont. from January) SE 01-21: JC Wilson & Company, Inc. Special Exception to allow use of current church building for funeral home/mortuary/crematory purposes on a .94-acre NB-zoned parcel in Washington Township: Section 5, Township 15, Range 2E; Key No. 12-2-05-52E 200-039; located approximately ¼ mile south of 10th Street; 641 N CR 1050 E, Indianapolis, IN 46234.

5. NEW BUSINESS:

VAR 01-21: I-70 West, LLC/ Ken Kern Variance for reduction of required bicycle parking spaces on a combined 105.26-acre PB-zoned tract in Liberty Township: Section 26, Township 14, Range 1W; Key Nos. 07-3-26-41W 100-010, 07-3-26-41W 100-016, 07-3-26-41W 200-016 and 07-3-26-41W 200-017; located approximately 1 mile north of I-70 and ½ mile west of S SR 39; 9387 S CR 100 E, Clayton, IN 46118.

VAR 02-21: I-70 West, LLC/ Ken Kern Variance to modify Buffer Yard requirements on a combined 105.26-acre PB-zoned tract in Liberty Township: Section 26, Township 14, Range 1W; Key Nos. 07-3-26-41W 100-010, 07-3-26-41W 100-016, 07-3-26-41W 200-016 and 07-3-26-41W 200-017; located approximately 1 mile north of I-70 and ½ mile west of S SR 39; 9387 S CR 100 E, Clayton, IN 46118.

VAR 03-21: I-70 West, LLC/ Ken Kern Variance for increase maximum lot coverage from 60% to 75% on a combined 105.26-acre PB-zoned tract in Liberty Township: Section 26, Township 14, Range 1W; Key Nos. 07-3-26-41W 100-010, 07-3-26-41W 100-016, 07-3-26-41W 200-016 and 07-3-26-41W 200-017; located approximately 1 mile north of I-70 and ½ mile west of S SR 39; 9387 S CR 100 E, Clayton, IN 46118.

VAR 04-21: I-70 West, LLC/ Ken Kern Variance to allow parapet walls for rooftop equipment screening on a combined 105.26-acre PB-zoned tract in Liberty Township: Section 26, Township 14, Range 1W; Key Nos. 07-3-26-41W 100-010, 07-3-26-41W 100-016, 07-3-26-41W 200-016 and 07-3-26-41W 200-017; located approximately 1 mile north of I-70 and ½ mile west of S SR 39; 9387 S CR 100 E, Clayton, IN 46118.

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.