

October 18, 2021

The Hendricks County Board of Zoning Appeals convened in the Hendricks County Government Center, Meeting Rooms 4 and 5, Monday, October 18, 2021. The meeting began at 7:30 p.m. Members present included Rod Lasley, Anthony Hession, Walt O'Riley and Ron Kneeland. Also, present were Greg Steuerwald, County Attorney, and Tim Dombrosky, Planning Director. Sam Himsel was absent.

Everyone stood and recited the Pledge of Allegiance.

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

He then asked for a motion to approve the minutes from the September 20, 2021 meeting.

Mr. Hession made a motion to approve the September 20th meeting minutes.

Mr. O'Riley seconded the motion.

Motion to approve the September 20, 2021 minutes passed unanimously.

VOTE: For- 4 Against- 0 Abstained- 0 APPROVED
September 20, 2021 MEETING MINUTES

Mr. Steuerwald presented the case.

VAR 24-21: Keanna Stamm Variance to reduce both front setbacks of a corner lot for placement of an accessory building on a .77-acre AGR-zoned parcel in Middle Township: Section 20, Township 16, Range 1E; Key No. 10-3-20-61E 430-005; located at intersection of N CR 500 E and E CR 350 N; 3470 N CR 500 E, Danville, IN 46122.

Mr. Dombrosky introduced the property on PowerPoint. It is zoned AGR, with the comprehensive plan calling for the area to remain suburban residential. He explained that the petitioner had an accessory structure, shed, placed on her lot and was later cited with a zoning violation for construction without a permit. He further explained that it was then determined that the shed encroaches on the front setbacks of the corner lot. However, given the limitations of the lot, Mr. Dombrosky believes that the placement of the structure does not interfere with the surrounding properties or with visibility at the intersection. He believes that the use is appropriate and all criteria for a variance have been met. Staff recommends approval.

Mr. Lasley asked if there were any question from the board.

Being none at this time, he invited the petitioner to address the board.

Keanna Stamm, 3470 N CR 500 E, Danville, IN 46122, addressed the board. She explained that there was limited building space on the lot.

Mr. O'Riley asked if the structure was already built.

Mrs. Stamm answered that the structure was already built, it was built off-site and brought to their property. The builder said that this type of building is considered a temporary structure, therefore needing no permits, and that the location was ok to build in. She further commented that until they received the zoning violation, they thought the building was in compliance.

Mr. O'Riley asked for confirmation that the structure is 20'x24'.

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Mrs. Stamm answered that is correct.

Mr. Hession asked if it sets on the ground instead of having posts.

Mrs. Stamm responded that it is on runners.

Mr. Lasley commented that he is familiar with the company that built the structure. They are located in Putnam County at the intersection of 231 and 36. He further commented that they do a lot of business in the area.

Mr. Lasley then opened and closed the public portion of the meeting as no one had signed up to speak.

Mr. Lasley asked if there were any final questions or comments from the board.

Mr. O'Riley commented that he doesn't think the building looks like it is 20'x24', that it doesn't look that big; therefore, it doesn't look out of place or intrusive to the area.

Being no further comments, he asked for a motion.

Mr. Lasley made a motion to approve VAR 24-21 with conditions set by staff.

Mr. Kneeland seconded the motion.

Motion for approval of VAR 24-21 carried unanimously.

VOTE: For- 4 Against- 0 Abstained-0 APPROVED
VAR 24-21: Keanna Stamm

Hendricks County Area Board of Zoning Appeals

Findings of Fact/Law and Conditions of Approval

VAR 24-21

An application for the above noted development standards variance was filed in the office of the Hendricks County Department of Planning and Building (DPB). The application sought to vary development standards by reducing both front setbacks in an AGR/Agricultural Residential zoning district.

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 *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 Board, 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.

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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 the proposal will meet this standard. The variance will not infringe on the right of way or sight visibility. The building is located well outside of the sight visibility triangle.

- (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 proposal will meet this standard. The property is located in a subdivision with varied styles and placements of homes. In this setting, a variation in setbacks will not result in adverse effects to value.

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

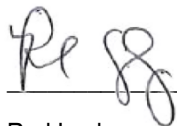
The Board finds that the proposal will meet the standard. The subdivision lot was platted without due consideration of lot size and space needs. This constitutes a hardship.

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

1. The variance shall apply only to the construction described in the application.
2. All other federal, state and local regulations apply.

For all the foregoing reasons, the Board APPROVED this request for a development standards Variance on the 18th day of October 2021.

AREA BOARD OF ZONING APPEALS
HENDRICKS COUNTY, INDIANA



Rod Lasley
Chairperson



Tim Dombrosky
Secretary to the Board

October 18, 2021

VAR 26-21: Hession Enterprises, LLC Variance to allow construction of a single-family dwelling with no road frontage on a 38.5-acre AGR-zoned parcel in Brown Township: Section 30, Township 17, Range 2E; Key No. 01-2-30-72E 100-003; located east of N CR 925 E and north of Maloney Rd; Parcel #32-01-30-100-003.000-001, Brownsburg, IN 46112.

Before Mr. Dombrosky introduced the property, Mr. Lasley stated for the record that Mr. Hession had stepped away from his position as board member and will not be voting for this case as he is the petitioner.

Mr. Dombrosky then introduced the property on PowerPoint. The parcel in the petition is surrounded by farm ground also owned by Hession Enterprises, LLC. It is zoned AGR, with the comprehensive plan calling for the area to be Planned Business due to the proximity of the Ronald Regan Parkway and remaining Rural Residential to the east. Mr. Dombrosky pointed out the estate-style subdivision that adjoins to the rear of the petitioner's parcel. He explained that the petition is to allow a parcel with no road frontage as the petitioner would like to plat one single-family lot. The residence would be at the south end of the parcel, split off from the original 38.5-acre parcel. The size of the new parcel is yet undetermined but will be approximately 2-5 acres. This would be a development standard variance, as the ordinance requires at least 50' of road frontage.

Mr. Andy Kult, Comer Law Office 71 W Marion St, Danville, IN, representing the Hession Enterprises, LLC addressed the board. He explained that the LLC wishes to convey a portion of the parcel to Daniel Hession, who works for the farm operation, to construct a principal residential structure on the property. The parcel will not have road frontage, so the petitioner is seeking the variance to develop standards before beginning the platting process. Mr. Kult said that the residential parcel would be located at the southern part of the property and be under 5 acres. The proposed split would allow the house to be near an existing out-building on the property. There is an easement to the out-building and farm ground that is the access point to the property. The residence would also use that same access point. Mr. Kult explained that a new easement agreement has been signed to include one homestead parcel and required utilities. Should that parcel be further subdivided, the easement would not be good for the additional parcels.

Mr. O'Riley asked how wide the easement is.

Mr. Kult answered that the easement is 30 feet wide.

Mr. Lasley opened and closed the public hearing as no one signed up to speak.

He then asked if the board had any questions or comments.

Hearing none, he asked for a motion.

Mr. O'Riley made a motion to approve VAR 26-21 with the conditions set by staff.

Mr. Kneeland seconded the motion.

Motion for approval of VAR 26-21 carried unanimously.

VOTE: For- 3 Against- 0 Abstained-0 APPROVED
VAR 26-21: Hession Enterprises

Hendricks County Area Board of Zoning Appeals

Findings of Fact/Law and Conditions of Approval

VAR 26-21

An application for the above noted development standards variance was filed in the office of the Hendricks County Department of Planning and Building (DPB). The application sought to vary development standards by allowing a lot with no road frontage in an AGR/Agricultural Residential zoning district.

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 *Darville 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 Board, 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 the proposal will meet this standard. The lot will have access onto a local road, and the single access will present no risk to the public health, safety, morals, or welfare.

- (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 proposal will meet this standard. The new lot will not be out of character with the surrounding agricultural residential area.

- (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 proposal will meet the standard.

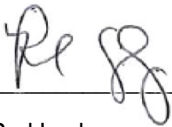
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IC 36-7-4-918.2 Exceptions and uses. The Board may impose reasonable conditions as a part of its approval.

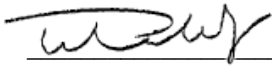
1. The variance shall apply only to the lot described in the application.
2. All other federal, state and local regulations apply.

For all the foregoing reasons, the Board APPROVED this request for a development standards Variance on the 18th day of October 2021.

AREA BOARD OF ZONING APPEALS
HENDRICKS COUNTY, INDIANA



Rod Lasley
Chairperson



Tim Dombrosky
Secretary to the Board

VAR 27-21: Justin & Marilyn McKee Variance to exceed maximum lot coverage and accessory lot coverage for a new accessory building on a .61-acre RB-zoned parcel in Lincoln Township: Section 10, Township 16, Range 1E; Key No. 08-1-10-61E 220-002; located west of intersection at E US Hwy 136 and Mardale Dr; 6585 E US Hwy 136, Brownsburg, IN 46112.

Mr. Dombrosky introduced the property on PowerPoint. It is zoned RB and close to the Town of Brownsburg. The comprehensive plan shows the area as urban residential, but then ceases to make a recommendation for the areas adjacent to the town. Close-up of the property shows the house, an above-ground pool and a concrete pad where the proposed building would go. There is also a large 40'x60' existing structure coming off the gravel driveway. The variance would be to exceed the accessory lot coverage, which is capped at 7% of the overall lot size. The new structure combined with the pool would exceed the 7% accessory coverage but would not exceed the overall lot coverage requirement. Due to the age and nature of the area, Mr. Dombrosky does not see where exceeding the accessory lot coverage would do any harm. He believes it to be more of an aesthetic regulation. Since the overall lot coverage is not being exceeded and the three criteria have been met, he recommends approval of the variance.

Mr. O'Riley asked if the property is on city water and sewer.

Mr. Dombrosky responded that he was not sure; it is available, but not sure if the petitioner is connected.

Mr. Lasley asked if there were any further questions from the board.

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There were none.

Mr. Lasley then invited the petitioner to address the board.

Mr. Jonathan Blake, Landmark Consulting Group, 20 W Carmel Dr #309, Carmel, IN 46032, representing the petitioner, addressed the board. He confirmed that the property is on well and public sewer, and public water is available. He reiterated that the overall lot coverage for all impervious structures would not be exceeded with the proposed accessory structure. As the property is now, the overall coverage is 33.5%. With the proposed improvements, the overall coverage will be 42%. The ordinance allows the overall coverage to be 50%, so the petitioner will fall short of that. All setbacks and zoning standards will be met.

Mr. Hession asked what the eave height on the structure will be.

Mr. Blake responded that it will be 16' to allow for a box truck.

Mr. O'Riley asked where the well was located.

Mr. Blake answered that the well is in front of the house, as well as the sewer line. He also mentioned that the lot has a 60' right-of-way, which made the variance necessary.

Mr. Lasley opened and closed the public hearing as no one had signed up to speak.

He then asked if the board had any further questions or comments.

Being none, Mr. Lasley asked for a motion.

Mr. Hession made a motion to approve VAR 27-21 with the conditions set by staff.

Mr. Lasley asked for a second to the motion.

Mr. O'Riley seconded the motion.

Motion for approval of VAR 27-21 carried unanimously.

VOTE: For- 4 Against- 0 Abstained-0 APPROVED
VAR 27-21: Justin & Marilyn McKee

Hendricks County Area Board of Zoning Appeals

Findings of Fact/Law and Conditions of Approval

VAR 27-21

An application for the above noted development standards variance was filed in the office of the Hendricks County Department of Planning and Building (DPB). The application sought to vary development standards by exceeding lot coverage in an RB/Residential zoning district.

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 *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.

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In accordance with Section 3.07 (D)(2) of the Rules of Procedure of the Board, 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 the proposal will meet this standard. There will be no physical harm done due to the maximum lot coverage still be met and no increase in stormwater runoff off site. The variance will be mostly inconspicuous and not be of any detriment to public health, safety, morals, or welfare.

- (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 proposal will meet this standard. The property is located in a subdivision with varied styles and placements of homes and accessory structures. In this setting, a variation in lot coverage will not result in adverse effects to value.

- (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 proposal will meet the standard. The compliant coverage results in no added benefits but represents a disproportional disruption and inconvenience. This constitutes a hardship.

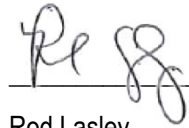
IC 36-7-4-918.2 Exceptions and uses. The Board may impose reasonable conditions as a part of its approval.

1. The variance shall apply only to the construction described in the application.
2. All other federal, state and local regulations apply.

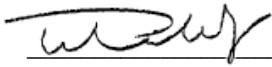
For all the foregoing reasons, the Board APPROVED this request for a development standards Variance on the 18th day of October 2021.

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AREA BOARD OF ZONING APPEALS
HENDRICKS COUNTY, INDIANA



Rod Lasley
Chairperson



Tim Dombrosky
Secretary to the Board

SE 07-21: Regina & David Gill Special Exception to allow an accessory dwelling on a 2-acre AGR-zoned parcel in Center Township: Section 16, Township 16, Range 1W; Key No. 02-1-16-61W 430-001; located approx. ¾ mile south of E CR 500 N; 4369 N Washington St, Danville, IN 46122.

Mr. Dombrosky introduced the property on PowerPoint. It is zoned AGR and surrounded by other rural residences and farm ground. The property is positioned on a bend in Washington St. The site plan shows the proposed accessory dwelling in the back central part of the lot, avoiding the septic field and tank. He explained that the petitions for accessory dwelling units are expected in areas such as the petitioner's and the zoning ordinance does encourage that use provided all 9 criteria are met. Mr. Dombrosky does believe this to be the case and does recommend approval.

Mr. Lasley asked about the past variance and special exception on the property: VAR 42/88 for an accessory dwelling with a 3-year limit and SE 06/92 for a mobile home with a 2-year limit. Are these structures still there? Would the new accessory dwelling unit be in addition to those structures?

Mr. Dombrosky suggested directing those questions to the petitioner.

Mrs. Regina Gill and Mr. David Gill, 4369 N Washington St, Danville, IN 46122, addressed the board. Mrs. Gill confirmed that they did have a trailer/mobile home on the property, but it was a temporary structure and has since been removed. This petition is for a permanent, small-scale structure to be used for an ailing parent.

Mr. Lasley asked if there were any plans.

Mrs. Gill submitted a hand-sketched drawing of the floor plan.

Mr. Lasley asked how big the overall structure will be.

Mrs. Gill answered that it will be 32'x40'.

Mr. Lasley asked if the Gills would be building the structure or are they hiring a contractor.

Mrs. Gill responded that they would be doing most of it themselves. They will also be tying it into the existing well and septic with conditions set by the Board of Health.

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Mr. Lasley asked Mr. Dombrosky that if the Gill's petition is approved, will they have to come back for the building itself.

Mr. Dombrosky responded that they would not, there are no design standards since it is not in a subdivision.

Mr. O'Riley asked for confirmation that the accessory structure has to be smaller than the primary.

Mr. Dombrosky responded that is correct.

Mr. Hession asked what the distance is between the house and proposed structure.

Mr. Dombrosky responded that it has to be at least 10'.

Mr. Lasley asked if the petitioner would have to provide proof that the structure is 10' away.

Mr. Dombrosky explained that during the permitting process, the petitioner will have to provide a plot plan and go through the review process before building permits are issued. Then they will have to pass inspections during and after construction.

Mr. Lasley asked Mr. Dombrosky to confirm his recommendation of not putting a time limit on the special exception.

Mr. Dombrosky responded that he does not recommend a time limit.

Mr. Lasley opened and closed the public portion of the meeting as no one had signed up to speak.

He then asked if there were any further questions or comments from the board.

Mr. O'Riley asked Mr. Dombrosky if there is typically a time limit put on these types of cases.

Mr. Dombrosky said that there is not.

Mr. O'Riley asked for clarification, that this would be a permanent secondary structure for as long as the petitioners want it to be.

Mr. Dombrosky responded that would be his recommendation. He did say that the board could make it a condition that if the structure was ever cited for a zoning violation, then the BZA decision would be null and void.

Mr. O'Riley asked for examples of what would be a violation.

Mr. Dombrosky said that examples would be if the structure became unsafe or was acquiring junk, trash or debris.

Mr. O'Riley commented that he did not think there was reason to add that condition. It's pretty straightforward what the use is going to be.

Mr. Lasley confirmed that the structure would stay if the Gill's sold the property.

Mr. Dombrosky responded that the structure would stay.

Being no further questions, Mr. Lasley asked for a motion.

Mr. Kneeland made a motion to approve SE 07-21 with the conditions set by staff.

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Mr. Lasley asked for a second to the motion.

Mr. O'Riley seconded the motion.

Motion for approval of SE 07-21 carried unanimously.

VOTE: For- 4 Against- 0 Abstained-0 APPROVED
SE 07-21: Regina & David Gill

Hendricks County Area Board of Zoning Appeals

Findings of Fact/Law and Conditions of Approval

SE 07-21

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 **an accessory dwelling unit** in an area zoned as AGR (Agriculture Residential). Acting in its role as staff to the County Board of Zoning Appeals (Board), the DPB staff subsequently created a file containing all documentation of the request and made that file available for public inspection in the County Government Center.

In accordance with Indiana Code (IC) 5-3-1 and the County Zoning Ordinance (HCZO) Section 12.7, the DPB staff published a legal notice in 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 Board, the applicant also sent courtesy notices to certain surrounding property owners of record and other interested persons. A copy of this 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 Board of Zoning Appeals to approve Special Exceptions.

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 an accessory dwelling unit 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 meet this standard. The unit represents a reuse of property, efficient use of existing services, and a desirable outcome of increased development and demand for housing. The use is encouraged by the County's ordinances.

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 meet this standard. The Zoning Ordinance ensures uses are harmonious and appropriate. Additionally, the development type is common to the setting, and the use will not substantially change the appearance of the property and will not change the essential character of the area.

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 meet this standard. Public facilities and infrastructure are either private or will be provided at expense to the owner. Other public services adequately serve the area, and the use does not represent a significant increase in demand.

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 meet this standard. The property changes will not result in significant changes to the existing demand for services. In fact, it represents an efficient use of existing facilities and should be promoted.

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 meet this standard. The use will not generate conditions substantially different from other residences.

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 meet this standard. The existing entrance provides adequate access.

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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 meet this standard. There will be no substantial loss in natural, scenic, or historic features with the approval of the business.

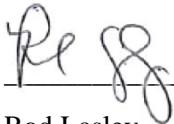
IC 36-7-4-918.2 Exceptions and uses. The Board may impose reasonable conditions as a part of its approval.

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

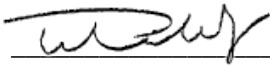
1. All applicable federal, state, and local approvals are required.
2. No separate address will be assigned to the accessory apartment.
3. No additional driveway shall be permitted.

For all the foregoing reasons, the Board APPROVED this request for a Special Exception on the 18th day of October 2021.

AREA BOARD OF ZONING APPEALS
HENDRICKS COUNTY, INDIANA



Rod Lasley
Chairperson



Tim Dombrosky
Secretary

Mr. Lasley asked if there was any further business.

Being none, the meeting was adjourned at 8:03 pm.