

Agenda

HENDRICKS COUNTY BOARD OF ZONING APPEALS

Monday, September 16, 2024

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 August 19, 2024

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:

WITHDRAWN **VAR 18-24 Walter Craig Sullivan** Variance to allow construction of an accessory building without a principal dwelling on a 5.2-acre AGRE-zoned parcel in Marion Township: Section 1, Township 15, Range 2W; Key No. 09-1-01-52W 401-002; located on Lot 2 of Crystal Cove Major Plat #752/22; 440 Brianne Lane, Danville, IN 46122.

5. NEW BUSINESS:

App 4-0 **SE 04-24 Kendall Mikesell and Kimberly Kane** Special Exception to allow an accessory dwelling unit on a .92-acre RB-zoned parcel in Clay Township/Town of Coatesville: Section 5, Township 14, Range 2W; Key No. 16-1-05-42W 110-005; located just south of Main St. on S SR 75; 5054 S SR 75, Coatesville, IN 46121.

App 4-0 **VAR 19-24 Matt Hamilton** Variance to increase accessory height maximum of 18' to 20' on a 12.45-acre AGRE-zoned parcel in Center Township: Section 31, Township 16, Range 1W; Key No. 02-1-31-61W 225-011; located on Lot 11 in Gentry Woods; 1830 Gentry Woods Ct, Danville, IN 46122.

App 4-0 **VAR 20-24 Michael & Lori Young** Variance to allow ADU closer to property line than to principal dwelling on a 20.05-acre AGR-zoned parcel in Marion Township: Section 17, Township 15, Range 2W; Key No. 09-2-17-52W 300-003; located approx. ½ mile west of S SR 75 on W CR 150 S; 7557 W CR 150 S, Coatesville, IN 46121.

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.