

Hamilton County BOARD OF ZONING APPEALS - North District  
One Hamilton County Square, Suite 306  
Noblesville, Indiana 46060

DATE: Wednesday, December 28, 2016  
TIME: 7:00 p.m.  
PLACE: Conference Room 1-A, First floor of the Hamilton County Government & Judicial Center on the west side of the building, Noblesville, Indiana.  
(Must use the east entrance.)

**Agenda**

1. Roll Call
2. Declaration of Quorum
3. Communication/Reports:
4. Approval of Minutes – October 26, 2016  
November 09, 2016
5. Old Business:

- A. NBZA-R.V.-0010-10-2016 Requirement Variance Public Hearing  
Tabled at the October 26, 2016 meeting – additional information  
Tabled at the November 09, 2016 meeting – no one to present.**

**CONCERNING:** Allowing a second commercial advertising sign - 1 ft. 2 inches by 22 ft. 5 inches or 26.15 sq. ft. on the side of a building that currently has an existing sign.

**LOCATION:** 1650 East 236<sup>th</sup> Street, Arcadia, Indiana  
Adams Township, Hamilton County

**ZONING:** C-1

**PROPERTY SIZE:** 5.19 acres

**OWNERS:** Speedway, LLC, property owner  
Carrolls Restaurant, tenant

**B. NBZA-R.V.-0012-11-2016 Requirement Variance Public Hearing  
Tabled at the November 09, 2016 – unresolved septic issues  
Septic issues remain unresolved as of December 21, 2016**

CONCERNING: Reducing the required 145.0 ft. front yard setback down to 75.0 ft. and reducing the required side yard setback of 40.0 ft. down to 28.0 ft. to allow a 1,250 sq. ft. addition to an existing commercial building.

LOCATION: 23044 State Road 37 North, Noblesville, Indiana  
White River Township, Hamilton County

ZONING: C-3

PROPERTY SIZE: 1.44 acres

OWNERS: Global USA, Inc.  
Jian Zhao

6. New Business:

**A. NBZA-R.V.-0013-12-2016 Requirement Variance Public Hearing**

CONCERNING: Reducing the required front yard setback from 110.0 ft. down to 70.0 ft. in order to construct a detached residential garage 1,280 sq. ft. in size.

LOCATION: 29190 Arthur Baker Road, Atlanta, Indiana  
Adams Township, Hamilton County

ZONING: A-2

PROPERTY SIZE: 0.69 acres

OWNERS: Greg & Jane Pflugh

**B. NBZA-R.V.-0014-12-2016 Requirement Variance Public Hearing**

CONCERNING: Reducing the front yard setback from the zoning ordinance required 110.0 ft. down to 60.0 ft. in order to add an addition to an existing home and reducing the rear yard setback from 60.0 ft. down to 30.0 ft.

LOCATION: 1725 West 281<sup>st</sup> Street, Sheridan, Indiana  
Adams Township, Hamilton County

ZONING: A-2

PROPERTY SIZE: 0.79 acres

OWNERS: Thomas Colvin

7. Director's Report:
8. Legal Counsel Report:
9. Next BZA Meeting - Wednesday, January 25, 2017
10. Adjournment

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