

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

DATE: Wednesday, December 28, 2016

TIME: 8:00 p.m.

PLACE: Hamilton County Commissioners' Courtroom /County Council Chambers, Main Floor, Hamilton County Government & Judicial Center, Noblesville, Indiana

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

**A) SBZA-R.V.- 00013-10-2016 Requirement Variance Public Hearing**

Withdrew request to subdivide the property. Will proceed under the Subdivision Control Ordinance. Setbacks were tabled at the October 26, 2016 meeting.

CONCERNING: Reducing the front yard setback from the ordinance required 145.0 ft. down to 80 ft. and reduce rear yard setback from ordinance required 45.0 ft. down to 20.0 for 1.5 acre parcel.

LOCATION: 15632 State Road 38 East, Noblesville, Indiana  
Wayne Township, Hamilton County

ZONING: A-3

PROPERTY SIZE: 10.02 acres

OWNER: Jesse, Mark, and Wanda Dodd

6. New Business:

**A) SBZA-R.V.- 00015-12-2016 Requirement Variance Public Hearing**

CONCERNING: (1) Reducing the front yard setback from zoning ordinance required 145.0 ft. down to 89.0 ft. (2) Reducing the rear yard setback from zoning ordinance required 60.0 ft. down to 46.0 ft. (3) Reducing the side yard setback from zoning ordinance required 25.0 ft. down to 14.0 ft. (4) allowing an increase in the size of the existing legal non-conforming house by 78 % (4,196 sq. ft.) instead of zoning ordinance allowed 50 % (3,553 sq. ft.) existing house size is 2,368 sq. ft.

LOCATION: 21218 Cyntheanne Road, Noblesville, Indiana  
Wayne Township, Hamilton County

ZONING: A-2

PROPERTY SIZE: 0.54 acres

OWNER: Alyssa, Chad, and Tom Thomas

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

*ADA Notice: Hamilton County will, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so that they can participate equally in Hamilton County's public meetings.*

*For special accommodations for a meeting contact the ADA Facilities Coordinator/Safety & Risk Manager at (317-770-1976) or dan.papineau@hamiltoncounty.in.gov at least two (2) business days prior to the scheduled meeting or event to request an accommodation.*