

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

DATE: Wednesday, January 22, 2020

TIME: 7:00 p.m.

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

AGENDA

1. Roll Call
2. Declaration of Quorum
3. Communication/Reports
4. Approval of Minutes - November 13, 2019
5. Election of Officers:

Chairman
Vice Chairman
Secretary

6. Old Business:
 - A) **SBZA-R.V.- 0005-06-2019 Requirement Variance Public hearing**
Tabled at the June meeting for additional information
Tabled at the July meeting at petitioner's request
Tabled at the August meeting at petitioner's request
Tabled at the September meeting at petitioner's request
Request from petitioner to table the November meeting
No new information has been received as of 01/06/2020

CONCERNING:

Request amended to read: (1) to reduce the required north side yard setback on the proposed new building from the zoning ordinance required 40.0 ft. down to 0.0 ft.; (2) to reduce the required south side yard setback on the proposed new building from the zoning ordinance required 80 ft. down to 45.0 ft. (current structure is at 10 ft.); (3) to reduce the required front yard setback on Durbin Road from the zoning ordinance required 120.0 ft. down to 40.0 ft. (current structure is at 5 ft.); (4) to allow for the outside storage of

materials and supplies in the areas identified as outside storage in the rear yard; zoning ordinance does not allow outside storage in any yards unless approved by the plan commission or the board of zoning appeals; (5) to allow the gravel parking lot without curbs instead of the zoning ordinance required curbed and paved parking areas.

LOCATION: 18227 and 18233 Durbin Road, Noblesville, Indiana
Wayne Township, Hamilton County

ZONING: C-2

PROPERTY SIZE: 0.20 and 0.20 acres each

OWNER: Mary and Sheila Bays
Shawn Jones contract purchaser on 18233 Durbin Road
Shawn Jones solely on 18227 Durbin Road

7. New Business:

A) SBZA-R.V.- 0001-01-2020 Requirement Variance Public hearing.

CONCERNING: Allowing an entry room and porch addition to the existing residence within the zoning ordinance required 145.0 ft. front yard setback; the proposed addition is 110 ft. from the centerline of Cyntheanne Road.

LOCATION: 18918 Cyntheanne Road, Noblesville, Indiana
Wayne Township, Hamilton County

ZONING: A-2(s)

PROPERTY SIZE: 8.25 acres

OWNER: Erika & Jon Cawston

8. Director's Report:
9. Legal Counsel Report:
10. Next BZA Meeting – Wednesday, February 26, 2020

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 Steven Rushforth - the ADA Facilities Coordinator / Safety & Risk Manager at (317-764-0417) or by email at steven.rushforth@hamiltoncounty.in.gov least two (2) business days prior to the scheduled meeting or event to request an accommodation.