

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

DATE: Wednesday, January 26, 2022

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 10, 2021
5. Election of Officers:

Chairman
Vice Chairman
Secretary

6. Old Business:

**(A) NBZA-R.V.-0007-07-2021 Requirement Variance Public Hearing
Tabled in November at petitioner's request**

CONCERNING: *Reducing the front yard setback from the required 135.0 ft. down to 88.0 ft. or greater measured from the centerline of Strawtown Avenue. Also, to allow gravel parking area with no concrete curbs.*

LOCATION: 13070 Strawtown Avenue, Noblesville
White River Township, Hamilton County

ZONING: C-1 / F.P.D.

PROPERTY SIZE: 10.0 acres

OWNERS: Travis Elbert

7. New Business:

(A) NBZA-R.V.-0001-01-2022 Requirement Variance Public Hearing

CONCERNING: (1) *Allowing an eleven (11) acre parcel to be split into two (2) lots. One to be seven (7) acres and one to be four (4) acres. Whereas the minimum required lot size in an A-2 district is 10 acres. And (2) Allowing a reduction in the road frontage requirement from the minimum required one hundred fifty (150) feet to one hundred thirty-four (134) feet for the North lot and one hundred eighteen (118) feet for the South lot.*

LOCATION: 0 Dunbar Road, Atlanta
Adams Township, Hamilton County

ZONING: A-2

PROPERTY SIZE: 11.0 acres

OWNERS: Erica Vinson

8. Director's Report:
9. Legal Counsel Report:
10. Next BZA Meeting - Wednesday, February 23, 2022
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.