

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

DATE: Wednesday, February 26, 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 - January 22, 2020
5. Old Business:
6. New Business:

**A) SBZA-R.V.- 0002-02-2020 Requirement Variance Public hearing**

CONCERNING: Replacing an existing single wide mobile home of 1,450 sq. ft. in size with a new mobile home 1,140 sq. ft. in size; new mobile home will be one (1) foot +/- closer to the road than the existing mobile home.

LOCATION: 12524 East 206<sup>th</sup> Street, Noblesville, Indiana  
Wayne Township, Hamilton County

ZONING: A-2

PROPERTY SIZE: 40.0 acres

OWNER: Sarah Reel and Bradley Russell

**B) SBZA-R.V.- 0003-02-2020 Requirement Variance Public hearing.**

CONCERNING: Not having to pave or curb the parking lot. Parking lot is proposed to be gravel.

LOCATION: 13350 State Road 38 East, Noblesville, Indiana  
Wayne Township, Hamilton County

ZONING: C-3

PROPERTY SIZE: 1.82 acres

OWNER: MW & K, Inc.  
Alan Bilbrey

**C) SBZA-R.V.- 0004-02-2020 Requirement Variance Public hearing**

CONCERNING: *Waiving the zoning ordinance requirement to apply for a yearly temporary road side sales use permit and a temporary sign permit.*

LOCATION: 12410 East 191<sup>st</sup> Street, Noblesville, Indiana  
Wayne Township, Hamilton County

ZONING: A-2

PROPERTY SIZE: 58.79 acres

OWNER: David & Daryl Russell

**D) SBZA-R.V.- 0005-02-2020 Requirement Variance Public hearing  
Suspension of the Rules of Procedure - required**

CONCERNING: *Allowing for 38.89 acres of real estate to be divided into three (3) parcels for building purposes. Each parcel will have not less than 10.0 acres and have direct access to Prairie Baptist Road.*

LOCATION: 18647 Prairie Baptist Road, Noblesville, Indiana  
Wayne Township, Hamilton County

ZONING: A-2(s)

PROPERTY SIZE: 38.89 acres

OWNER: Curtis & Margaret Smith Revocable Trust  
Janet Vawter, POA

8. Director's Report:
9. Legal Counsel Report:
10. Next BZA Meeting – Wednesday, March 25, 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](mailto:steven.rushforth@hamiltoncounty.in.gov) least two (2) business days prior to the scheduled meeting or event to request an accommodation.*