

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

DATE: Wednesday, March 23, 2022

TIME: 7:00 p.m.

PLACE: Courtroom on the second floor of the Hamilton County Historic Courthouse.  
You will enter through the west doors. Noblesville, Indiana

**Agenda**

1. Roll Call
2. Declaration of Quorum
3. Communication/Reports:
4. Approval of Minutes – January 26, 2022  
February 23, 2022

5. Old Business: Nothing to present.

6. New Business:

**(A) SBZA-R.V.-0001-01-2022 Requirement Variance Public Hearing**  
**Tabled for legal notice issues in January and February**

CONCERNING: *Reducing the required minimum front yard setback from one hundred ten (110) feet down to twenty-five (25) feet.*

LOCATION: 16605 Durbin Road, Noblesville  
Wayne Township, Hamilton County

ZONING: R-1

PROPERTY SIZE: 0.34 acres

OWNERS: Rob Smith

**(B) SBZA-L.U.V.-0002-03-2022 Land Use Variance Public Hearing**

CONCERNING: *Allowing the operation of a beauty salon business in an A-4 Agriculture Zone District. Whereas, operation of a beauty salon business is not a permitted or Special Exception use in an A-4 Agriculture Zone District.*

LOCATION: 12788 East 191<sup>st</sup> Street, Noblesville  
Wayne Township, Hamilton County

ZONING: A-4

PROPERTY SIZE: 8.84 acres

OWNERS: Broderick Kalbaugh, Keeley Crews,  
Diane Altvater and Edward Altvater

**(C) SBZA-L.U.V.-0003-03-2022 Land Use Variance Public Hearing**

CONCERNING: *Allowing the operation of a softball coaching business in an A-2 Agriculture Zoning District. Whereas, operation of a softball coaching business is not a permitted or Special Exception use in an A-2 Agriculture Zoning District.*

LOCATION: 19292 Victory Chapel Road, Noblesville  
Wayne Township, Hamilton County

ZONING: A-2

PROPERTY SIZE: 3.11 acres

OWNERS: Larry E. Creakbaum & Casey R. Clutch-Creakbaum

**(D) SBZA-R.V.-0004-03-2022 Requirement Variance Public Hearing**

CONCERNING: *Allowing the construction of an accessory building on a lot prior to the erection of a principal building in an A-2 Agriculture Zoning District.*

LOCATION: 16555 State Road 32 East, Noblesville  
Wayne Township, Hamilton County

ZONING: A-2(s)

PROPERTY SIZE: 15.11 acres

OWNERS: James & Rebecca Radcliff

7. Director's Report:
8. Legal Counsel Report:
9. Next BZA Meeting - Wednesday, April 27, 2022
  
10. 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.*