

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

DATE: Wednesday, April 28, 2021

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 - March 24, 2021
5. Old Business:

**A) SBZA-R.V.- 0002-03-2021 Requirement Variance Public hearing 7:00 p.m.  
Tabled at the March meeting.**

CONCERNING: *Reducing the required 330.0 ft. road frontage for parcel larger than 10.0 acres along East 191<sup>st</sup> Street down to 150.0 ft.*

LOCATION: 15215 East 191<sup>st</sup> Street, Noblesville, Indiana  
Wayne Township, Hamilton County

ZONING: A-2(s)

PROPERTY SIZE: 15.03 acres

OWNER: LP 3, LLC

7. New Business:

**A) SBZA-R.V.- 0001-03-2021 Requirement Variance Public hearing  
Tabled at the March meeting – public hearing notice issue**

CONCERNING: *Reducing the lot frontage along Atlantic Road for a 13.66 acre parcel (west lot) from the required 330.0 ft. down to 36.0 ft.*

LOCATION: 16493 Atlantic Road, Noblesville, Indiana  
Wayne Township, Hamilton County

ZONING: A-2

PROPERTY SIZE: 26.66 acres existing / 13.66 acres (west lot) 13.0 acres (east lot)

OWNER: MADFA, LLC  
Arnie & Jan Sprunger, Members

**B) SBZA-L.U.V.-0003-04-2021 Land Use Variance Public Hearing**

CONCERNING: *Allowing for the use of a contractor's office for a home improvement business from the previous use of multi-family residence. Also, asking for a commercial accessory structure 24 ft. by 39 ft. for materials and vehicle storage.*

LOCATION: 11790 State Road 32 East, Noblesville, Indiana  
Wayne Township, Hamilton County

ZONING: A-2(s)

PROPERTY SIZE: 8.02 acres

OWNER: Jazmine Home Improvement, LLC

**C) SBZA-R.V.-0004-04-2021 Land Use Variance Public Hearing**

CONCERNING: *Allowing additional gravel parking area with no concrete curbs. This will be a gravel area south of the existing drive/parking area and consist of approximately 8 spaces.*

LOCATION: 11790 State Road 32 East, Noblesville, Indiana  
Wayne Township, Hamilton County

ZONING: A-2(s)

PROPERTY SIZE: 8.02 acres

OWNER: Jazmine Home Improvement, LLC

8. Director's Report:
9. Legal Counsel Report:
10. Next BZA Meeting – Wednesday, May 26, 2021
  
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.*