

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

DATE: Wednesday, May 26, 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 - April 28, 2021
5. Old Business:

**A) SBZA-R.V.- 0002-03-2021 Requirement Variance Public hearing 7:00 p.m.
Tabled at the March meeting.
Tabled until June 23, 2021**

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

LOCATION: 15215 East 191st Street, Noblesville, Indiana
Wayne Township, Hamilton County

ZONING: A-2(s)

PROPERTY SIZE: 15.03 acres

OWNER: LP 3, LLC

6. New Business:

**A) SBZA-L.U.V.-0003-04-2021 Land Use Variance Public Hearing
Tabled at the April meeting – petitioner’s request**

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

**B) SBZA-R.V.-0004-04-2021 Requirement Variance Public Hearing
Tabled at the April meeting – petitioner’s request**

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

C) SBZA-R.V.-0005-05-2021 Requirement Variance Public Hearing

CONCERNING: *Dividing / splitting existing 40.0 acre parcel into two (2) parcels – one parcel 2.5 acres in size in order to construct a new house and the remaining 37.5 acres with existing house, riding arena and business.*

LOCATION: 12121 East 191st Street, Noblesville, Indiana
Wayne Township, Hamilton County

ZONING: A-2

PROPERTY SIZE: 40.0 acres existing 2.5 acres and 37.5 acres proposed

OWNER: David DeWhitt & Patricia Gonzalez-DeWhitt

D) SBZA-R.V.-0006-05-2021 Requirement Variance Public Hearing

CONCERNING: *Reducing the side yard setback from the zoning ordinance required 8.0 ft. down to 0.0 ft. for the construction of a detached garage 50.0 ft. by 35.0 ft. in size.*

LOCATION: 12203 East 166th Street, Noblesville, Indiana
Wayne Township, Hamilton County

ZONING: A-2(s)

PROPERTY SIZE: 1.50 acres

OWNER: Jeff & Rebecca Miller

8. Director's Report:
9. Legal Counsel Report:
10. Next BZA Meeting – Wednesday, June 23, 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 least two (2) business days prior to the scheduled meeting or event to request an accommodation.