DATE: Wednesday, July 24, 2019
TIME: 8:00 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: May 8, 2019 not available
   June 26, 2019 – not available
5. Old Business:
6. New Business:

   A) SBZA-R.V.- 0005-06-2019 Requirement Variance Public hearing
      Tabled at the June meeting for additional information

CONCERNING: (1) reducing the required front yard setback on the north side of building 1
   along State Road 32 East from zoning ordinance required 145.0 ft. down to 58.0 ft.; (2)
   reducing the west side yard setback on building 1 from the zoning ordinance required
   20.0 ft. down to 10.0 ft.; (3) reducing the required south rear yard setback for building 1
   from zoning ordinance required 20 ft. down to 15 ft.; (4) reducing the required north side
   yard setback on building 2 from the zoning ordinance required 40.0 ft. down to 0.0 ft.; (5)
   reducing the required south side yard setback for building 2 from the zoning ordinance
   required 80.0 ft. down to 45.0 ft.; (6) reducing the front yard setback on Durbin Road
   from the zoning ordinance required 120.0 ft. down to 75.0 ft. for building 2 and the side
   yard setback from the zoning ordinance required 120.0 ft. down to 115.0 ft. for building 1
on a corner lot; (7) allowing the outside storage of materials and supplies in areas identified as outside storage in the side and rear yards; zoning ordinance does not allow outside storage in any yards unless approved by the plan commission or the board of zoning appeals; (8) allowing one additional wall sign on the west side of building 1 and one additional wall sign on the south side of building 2 when zoning ordinance allows one sign per road frontage; (9) allowing a gravel parking lot without curbs instead of zoning ordinance required curbed and paved parking areas.

LOCATION: 18227, 18233, and 18255 Durbin Road, Noblesville, Indiana Wayne Township, Hamilton County

ZONING: C-2

PROPERTY SIZE: 0.20, 0.20, and 0.33 acres respectively

OWNER: Mary and Sheila Bays
Shawn Jones contract purchaser on 18233 and 18255 Durbin Road
Shawn Jones solely on 18227 Durbin Road

B) SBZA-R.V.- 0006-07-2019 Requirement Variance Public hearing

CONCERNING: replacing one of two existing single family residences with a new larger home that will be located within the zoning ordinance required front yard setback of 205.0 ft.; setback of new home will be 100.0 ft.

LOCATION: 21559 Cyntheanne Road, Noblesville, Indiana Wayne Township, Hamilton County

ZONING: A-2 / F.P.D.

PROPERTY SIZE: 11.74 acres

OWNER: Brent & Katrina McClain
7. Director’s Report:
8. Legal Counsel Report:
9. Next BZA Meeting – Wednesday, July 24, 2019
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 the ADA Facilities Coordinator/Safety & Risk Manager at (317-770-1976) or dan.papineau@hamiltoncounty.in.gov at least two (2) business days prior to the scheduled meeting or event to request an accommodation._