DATE: Wednesday, September 25, 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: August 28, 2019
5. Old Business:

   A) SBZA-R.V.- 0005-06-2019 Requirement Variance Public hearing
      Tabled at the June meeting for additional information
      Tabled at the July meeting at petitioner’s request
      Tabled at the August meeting at petitioner’s request
      Tabled at the September meeting at petitioner’s request

CONCERNING:

Request amended to read: (1) to reduce the required north side yard setback on the proposed new building from the zoning ordinance required 40.0 ft. down to 0.0 ft.; (2) to reduce the required south side yard setback on the proposed new building from the zoning ordinance required 80 ft. down to 45.0 ft. (current structure is at 10 ft.); (3) to reduce the required front yard setback on Durbin Road from the zoning ordinance required 120.0 ft. down to 40.0 ft. (current structure is at 5 ft.); (4) to allow for the outside storage of materials and supplies in the areas identified as outside storage in the rear yard; zoning ordinance does not allow outside storage in any yards unless approved by the plan commission or the board of zoning appeals; (5) to allow the gravel parking lot without curbs instead of the zoning ordinance required curbed and paved parking areas.
LOCATION:  18227 and 18233 Durbin Road, Noblesville, Indiana
Wayne Township, Hamilton County

ZONING:    C-2

PROPERTY SIZE:  0.20 and 0.20 acres each

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

6. New Business:

A) SBZA-R.V.- 0007-09-2019  Requirement Variance  Public hearing

CONCERNING Constructing a 64.0 ft. by 48.0 ft. (3,072 sq. ft.) accessory garage / ground maintenance equipment storage building with no primary building on the parcel.

LOCATION:  15224 East 191st Street, Noblesville, Indiana
Wayne Township, Hamilton County

ZONING:    A-2(s)

PROPERTY SIZE:  30.17 acres

OWNER:      Janice & Todd Ramey

7. Director’s Report:
8. Legal Counsel Report:
9. Next BZA Meeting – Wednesday, October 23, 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.