

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

DATE: Wednesday, May 27, 2020

TIME: 8:00 p.m.

PLACE: Conference Room 1-A in the Hamilton County Government & Judicial Center,
Noblesville, Indiana

Agenda

1. Roll Call
2. Declaration of Quorum
3. Communication/Reports:
4. Approval of Minutes – February 26, 2020
5. Old Business:
6. New Business:

***A) NBZA-R.V.-0002-03-2020 Requirement Variance Public Hearing
Tabled in March and April due to the Covid-19 Coronavirus***

CONCERNING: *Reducing the side yard setback for an addition to an existing residence from the zoning ordinance required 25.0 ft. down to 10 – 15.0 ft.*

LOCATION: *25084 State Road 37 North, Noblesville, Indiana
White River Township, Hamilton County*

ZONING: *A-2*

PROPERTY SIZE: *1.18 acres*

OWNERS: *Brenda & Philip Holt*

The Covid-19 pandemic has wreaked havoc in many situations. Last week Thursday our office was notified that this petition would need to be fully re-noticed before they would be able to go before the board to present their petition. I have spoken with the petitioners and advised them of the need for this delay.

Our office is in process of preparing the public notices to be mailed to the property adjoiners and sent to the newspapers. New signs will also be posted on the properties.

B) NBZA-R.V.-0003-05-2020 Still being processed.

C) NBZA-L.U.V.-0004-05-2020 Land Use Variance

CONCERNING: Establishing a business in an existing accessory building (business area would be 384 sq. ft.) in order to assist people with location to location transfer of firearms, a small amount of retail sales, and provide background checks when required.

LOCATION: 23587 Newton Avenue, Noblesville, Indiana
White River Township, Hamilton County

ZONING: A-2

PROPERTY SIZE: 1.54 acres

OWNERS: Frazier Jones & Stephanie Smith

D) NBZA-R.V.-0005-05-2020 Requirement Variance

CONCERNING: Constructing a 58.0 ft. by 74.0 ft (of 3,912 sq. ft.) accessory building with porch overhangs on a 13.23 acre parcel of land without a principal building on the parcel.

LOCATION: 10223 East 221st Street, Noblesville, Indiana
White River Township, Hamilton County

ZONING: A-2

PROPERTY SIZE: 13.23 acres

OWNERS: Dayna & Wallace Brown

- 7. Director’s Report:
- 8. Legal Counsel Report:
- 9. Next BZA Meeting - Wednesday, June 24, 2020
- 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 least two (2) business days prior to the scheduled meeting or event to request an accommodation.