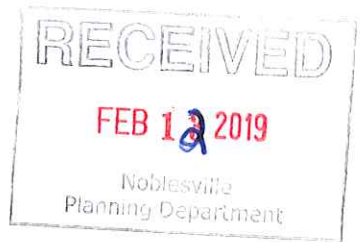




CITY OF NOBLESVILLE  
BOARD OF ZONING APPEALS  
CONDITIONAL USE APPLICATION



Application Number: BZNA-0033-2019

The undersigned requests a Conditional Use as specified below. Should this conditional use request be approved, such approval shall only authorize the particular use described in this application and as further limited by reasonable conditions imposed upon such approval by the Board of Zoning

Project Name or Occupant Name: Sonny Singh Truck Parking  
Common Address NE 1/4, SEC. 12-18-4 Parcel # 10-10-12-00-00-008.002

Applicant Name: Miller Surveying / Nathan Althouse

Applicant Address: 948 Conner St.

Applicant City/State/Zip: Noblesville, IN E-mail: Nalthouse@msinc.us

Applicant Phone #1: 317-773-2644 Phone #2: \_\_\_\_\_ Fax: \_\_\_\_\_

Owner Name: Robert Frash

Owner Address: 109 Cherokee Ln.

Owner City/State/Zip: Noblesville, IN 46062 E-mail: nlandfill@aol.com

Owner Phone #1: 317-695-5917 Phone #2: \_\_\_\_\_ Fax: \_\_\_\_\_

Property Location:  Not located in a recorded subdivision, see legal description attached.

Subdivision Name: N/A

Subdivision Section: \_\_\_\_\_ Lot Number: \_\_\_\_\_ Last Deed of Record Number 2018-39863

Existing Land Use: Vacant Land + sometimes outdoor storage

Common Description of Request: Parking for Semi-Trailers

Zoning District of Property: 12 Code Section(s) Appealed: Conditional Use UDO § out door storage

Date: 1-26-2019 Applicant's Signature: K. Nathan Althouse

The Noblesville Board of Zoning Appeals (BZA) is authorized to approve or deny Conditional Use requests in accordance with the terms of the Noblesville Unified Development Ordinance, Article 4, Part C. The BZA may impose reasonable conditions as part of its approval (see Indiana Code § 36-7-4-918.2).

The Board of Zoning Appeals shall review the particular facts and circumstances of each proposed Conditional Use request in terms of the following nine (9) standards. The BZA shall determine whether there is adequate evidence showing the truth of the following statements:

1. The proposed Conditional Use is, in fact, a conditional use established within the specific zoning district involved. Explain why this statement is true in this case:

The parcel is zone I2 and outdoor truck storage is a permitted conditional space.

2. The proposed Conditional Use will be harmonious with and in accordance with the general objectives or with any specific objective of the City's Comprehensive Plan and the Unified Development Ordinance. Explain why this statement is true in this case:

The surrounding parcel is also zoned I2 with outdoor existing storage

3. The proposed Conditional Use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the same area. Explain why this statement is true in this case:

This project will be a paved lot which will be an upgrade to the existing & surrounding area

The project will be designed to collect storm water and run off into a "BMP" structure

4. The proposed Conditional Use will not be hazardous or disturbing to existing neighboring uses. Explain why this statement is true in this case:

The project will utilize a BMP.

5. The proposed Conditional Use will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed Conditional Use shall be able to provide adequately any such services. Explain why this statement is true in this case:

This use will need minimal public facilities. The site will be accessed through their ingress-egress easement.

6. The proposed Conditional Use will not create excessive additional requirements at public expense for public facilities and services and will not be detrimental to the economic welfare of the community. Explain why this statement is true in this case:

The use will not create additional public expense. The access drive is private.

7. The proposed Conditional Use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors. Explain why this statement is true in this case:

The trucks will just be stored on lot.

8. The proposed Conditional Use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares. Explain why this statement is true in this case:

The access is off Eighth Street but access is through an ingress egress easement

9. The proposed Conditional Use will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance. Explain why this statement is true in this case:

The site is currently an entire stone parking lot. We are adding landscaping & fence screening

Sent from Yahoo Mail for iPhone

Begin forwarded message:

On Saturday, April 27, 2019, 10:07 AM, Gurdeep Sandhu <[bsrepressllc@gmail.com](mailto:bsrepressllc@gmail.com)> wrote:

It does not need any bigger signs on any of the main roads, however we may need some smaller signs to be installed within 200 mtrs of of the property. it will be gated and a key pad will be used to enter the facility. Every user will have a different confidential code to enter the property and will be recognised with that code the number of times he enters.

Approximately 100 trucks are expected to be accommodated at the property. Mostly the truck parkings are occupied during weekend, as on the week days the trucks are mostly on the roads. The property will only be used to park the trucks and trailers. It is not for any stay of the drivers, so there will be no need of any restrooms to be constructed. Anyhow a portable restroom will be kept over there.

We will use internet and other potential media sources to let the truck operators know about the existence of the parking. These sources can include local print and electronic media.

The property will be under 24 hrs surveillance of cctv cameras from all angles. Adequate lights will be installed to make everything clearly visible during night time.

On Sat, Apr 27, 2019 at 9:21 AM KAMALDEEP SINGH <[sunny\\_m952@yahoo.com](mailto:sunny_m952@yahoo.com)> wrote:



RECEIVED  
FEB 12 2019  
Noblesville  
Planning Department

CITY OF NOBLESVILLE  
BOARD OF ZONING APPEALS

VARIANCE OF DEVELOPMENT STANDARD APPLICATION

Application Number: BZNA 0034-2019

The undersigned requests a Variance of Development Standards as specified below. Should this variance request be approved, such approval shall only authorize the particular use described in this application and as further limited by reasonable conditions imposed upon such approval by the Board of Zoning Appeals.

Project Name or Occupant Name: Sonny Singh Truck Parking  
Common Address NE 1/4, Sec. 12-18-4 & Parcel # 10-10-12-00-00-008.002

Applicant Name: Miller Surveying / Nathan Althouse

Applicant Address: 948 Corner St.

Applicant City/State/Zip: Noblesville, IN 46060 E-mail: Nalthouse@msinc.us

Applicant Phone #1: 317-773-2644 Phone #2: \_\_\_\_\_ Fax: \_\_\_\_\_

Owner Name: Robert Frash

Owner Address: 109 Cherokee Ln.

Owner City/State/Zip: Noblesville, IN 46062 E-mail: Nlandhill@aol.com

Owner Phone #1: 317-695-5917 Phone #2: \_\_\_\_\_ Fax: \_\_\_\_\_

Property Location:  Not located in a recorded subdivision, see legal description attached.

Subdivision Name: N/A

Subdivision Section: \_\_\_\_\_ Lot Number: \_\_\_\_\_ Last Deed of Record Number 2018-39863

Existing Land Use: Vacant land & sometimes outdoor storage

Common Description of Request: Parking for Semi-trailers

Zoning District of Property: R2 Code Section(s) Appealed: UDO § Perimeter Landscaping & Lack of Curbing  
TABLE 12.0.5.D.2 p111

Date: 1-26-2019 Applicant's Signature: K. W. Nathan Althouse

The Noblesville Board of Zoning Appeals (BZA) is authorized to approve or deny Variances of Development Standard from the terms of the Unified Development Ordinance. The BZA may impose reasonable conditions as part of its approval. A Variance of Development Standard may be approved only upon a determination in writing that the following three (3) statements are true (see Indiana Code § 36-7-4-918.5):

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community. Explain why this statement is true in this case:

The project will utilize a BMP and access will be through an ingress egress easement. (private)

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner by the approval of this variance request. Explain why this statement is true in this case:

The site is currently zoned I2 and is a stone parking lot.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property. Explain why this statement is true in this case:

We are asking for outdoor storage that will allow semi-trailer parking.



CITY OF NOBLESVILLE  
BOARD OF ZONING APPEALS  
VARIANCE OF DEVELOPMENT STANDARD APPLICATION

Application Number: BZNA-0046-2019

The undersigned requests a Variance of Development Standards as specified below. Should this variance request be approved, such approval shall only authorize the particular use described in this application and as further limited by reasonable conditions imposed upon such approval by the Board of Zoning Appeals.

Project Name or Occupant Name: Sonny Singh Truck Parking  
Common Address: NE 1/4, SEC. 12-18-4 Parcel # 10-10-12-00-00-008.002

Applicant Name: Miller Surveying / Nathan Althouse  
Applicant Address: 948 Conner St.

Applicant City/State/Zip: Noblesville, IN 46060 E-mail: Nalthouse@msinc.us  
Applicant Phone #1: 317-773-2644 Phone #2: \_\_\_\_\_ Fax: \_\_\_\_\_

Owner Name: Robert Frash  
Owner Address: 109 Cherokee Ln.

Owner City/State/Zip: Noblesville, IN 46062 E-mail: nlandhill@aol.com  
Owner Phone #1: 317-695-5917 Phone #2: \_\_\_\_\_ Fax: \_\_\_\_\_

Property Location:  Not located in a recorded subdivision, see legal description attached.

Subdivision Name: N/A

Subdivision Section: \_\_\_\_\_ Lot Number: \_\_\_\_\_ Last Deed of Record Number 2018-39863

Existing Land Use: Vacant land

Common Description of Request: ~~Outdoor Parking for Semi-trailers~~

Zoning District of Property: R2 Code Section(s) Appealed: UDO § 10.0.7.C

LACK OF  
PARKING  
ENCUMBRANCE  
AGREEMENT

Date: 1-26-2019 Applicant's Signature: K. W. Nathan Althouse



The Noblesville Board of Zoning Appeals (BZA) is authorized to approve or deny Variances of Development Standard from the terms of the Unified Development Ordinance. The BZA may impose reasonable conditions as part of its approval. A Variance of Development Standard may be approved only upon a determination in writing that the following three (3) statements are true (see Indiana Code § 36-7-4-918.5):

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community. Explain why this statement is true in this case:

The project will be designed to collect storm water & run into a "BUP" structure. The site will need minimal public facilities. The use will not create additional public expense. The access drive is private through an ingress & egress easement.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner by the approval of this variance request. Explain why this statement is true in this case:

The parcel & surrounding parcels are both zoned I2 with <sup>cut door</sup> existing storage. The project will be a paved lot which will be an upgrade to the existing & surrounding area. We are also adding Landscaping & fence screening.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property. Explain why this statement is true in this case:

We are going to be using the space as semi-trailer parking.