



BOARD OF ZONING APPEALS FINDINGS OF FACT

APPLICATION(S): BZNA-0125-2022

PROPERTY ADDRESS: 1268 Grant Street, Noblesville, IN 46060

A Variance of Development Standards application was submitted to the Noblesville Department of Planning and Development for the above referenced location. The application, submitted by Michael Wright, sought approval for Variance from Unified Development Ordinance (UDO) § 8.B.4.E. and Table 8.B. to reduce the minimum required Side Yard Setback, from six (6) feet to three (3) feet; in an R-3 (Moderate- to High-Density Single-Family Residential) zoning district.

The Noblesville Board of Zoning Appeals conducted a hearing regarding this application on August 1, 2022. After testimony was given and evidence was presented to the Board, a motion to APPROVE the Variances, with conditions, was made, and the motion carried 5-0.

VARIANCE OF DEVELOPMENT STANDARDS FINDINGS

Indiana Code §36-7-4-918.5 states that a Variance of Development Standards may be approved only upon a determination in writing that the following three standards are met. In its deliberations, the Noblesville Board of Zoning Appeals weighed the evidence associated with the following standards and made the following findings in granting the request for Variances of Development Standards. The Board sets out its findings in the bold text below each standard.

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community:
It is likely that, if granted, this variance will NOT be injurious to the public health, safety, morals, and general welfare of the community. This standard has been met.

2. The use and value of the area adjacent to the property included in the variances will not be affected in a substantially adverse manner:

The use and value of real estate adjacent to the subject site is NOT expected to be affected in a substantially adverse manner by allowing the requested variance. This standard has been met.

3. The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variances are sought:

The strict application of the terms of the zoning ordinance WILL result in practical difficulties in the use of the property. This standard has been met.

The Findings of Fact contained herein are adopted by the Noblesville Board of Zoning Appeals on November 7, 2022.

Mike Field, Chairman

Caleb Gutshall, Secretary