



BOARD OF ZONING APPEALS FINDINGS OF FACT

APPLICATION(S): BZNA-0126-2022; BZNA-0127-2022; and BZNA-0128-2022

PROPERTY ADDRESS: 3355 Conner Street, Noblesville, IN 46060

Variance of Development Standards applications were submitted to the Noblesville Department of Planning and Development for the above referenced location. The applications, submitted by Joseph Lese, Progress Studio, sought approval for Variance from Unified Development Ordinance (UDO) § UDO § 11.C.1.d.3 - Board to consider a Variance of Development Standards application to increase the maximum amount of signs permitted, and UDO § 12.0.5.C.1 - Board to consider a Variance of Development Standards application to reduce the minimum required Planting Islands, including applicable standards, and UDO § Table 12.0.6 - Board to consider a Variance of Development Standards application to reduce the minimum Building Base Landscaping requirements; in the PB (Planned Business) zoning district.

The Noblesville Board of Zoning Appeals conducted a hearing regarding this application on September 6, 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 4-0.

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:

The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

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 the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and

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 constitutes an unnecessary hardship if applied to the property for which the variance is sought.

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