

Agenda Item #1

Case Number	BZNA-0182-2022	Property Size	1.7 AC
Address	8802 E 206TH ST Noblesville, IN 46062	Zoning	R-1 - Low Density Single Family Residential
Owner	GMC Holdings LLC	Reviewer	Kevin Martin
Applicant	Gina & James Chinni	BZA Meeting	November 7, 2022

Requested Action:

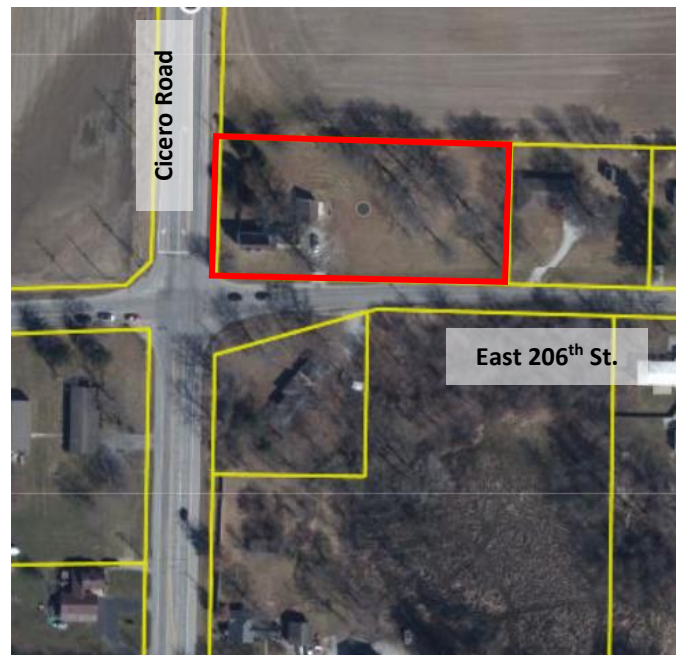
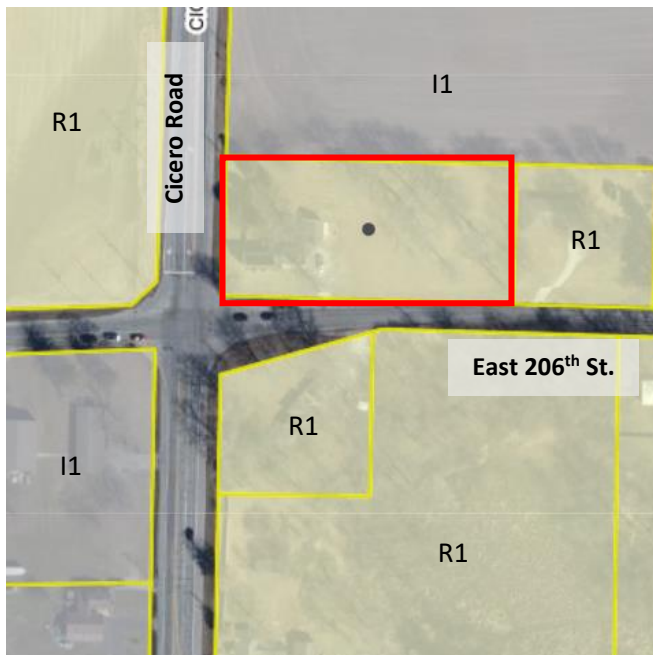
UDO § 8.B.2.E and Table 8.B: – Board to consider a Variance of Development Standards application to allow the reduction of the required Front Yard Setback, for a Primary Structures, (40 feet required, 34 requested); in an R-1 (Low Density Single Family Residential) zoning district.

Recommendation:

Approve. See Findings of Facts for Approval on page 2 and 3.

Exhibits:

1. Application
2. Aerial Photograph
3. Proposed Site Plan
4. Proposed Elevation



ANALYSIS

The subject property is located northeast of the intersection of 206th Street and Cicero Road (SR 19). The site is zoned R-1 - Low Density Single Family Residential. The surrounding properties to the east, west, and south are all zoned R1, for low density residential uses. The adjacent property to the north is zoned I-1 - Light Industrial. The subject property contains a single-family house and a detached garage. The home front along E 206th Street.

The applicant, and current residents, are requesting a reduction of the required Front Yard Setback for a porch addition. The Unified Development Ordinance (UDO) requires a minimum 40-foot Front Yard Setback. The applicant is requesting a Variance of Development Standards to reduce the requirement by six (6) feet to a 34-foot Front Yard Setback along East 206th Street. The applicant's narrative statement identifies the need for the variance as the house currently sits only two (2) feet from the building setback line and the front door is raised above grade. The proposed front porch addition facilitates the entrance by providing a covered, and properly raised entranceway.

VARIANCE OF DEVELOPMENT STANDARDS FINDINGS

AGENDA ITEM #1:

If the Board should decide to APPROVE the requested variance, please use the following findings of fact:

The Noblesville Board of Zoning Appeals is authorized to approve or deny variances of use from the terms of the zoning ordinance. **The BZA may impose reasonable conditions as part of its approval. A Variance of Development Standards may be approved only upon a determination in writing that the following three (3) conditions are met (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:

The proposed variance will NOT be injurious to public health, safety, and general welfare of the community. The proposed reduced setback facilitates the porch addition resulting in a visual improvement to the structure and the site while also eliminating any the ingress/egress safety concerns. This standard has been met.

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:

It is likely that the use and value of real estate adjacent to the subject site will NOT be affected in a substantially adverse manner by allowing the requested variances. Nearby property owners may remonstrate against this petition if they believe this request will have significant adverse effects on adjacent properties. Should nothing contrary be brought to light by adjacent owners at the public hearing, it is presumed that the approval of the variances requested will not have a substantially adverse effect on the use and value of adjacent properties. 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 variance is sought:

The strict application of the terms of the zoning ordinance WILL result in practical difficulties in the use of the property. According to the proposed site plan, the excising structure is only two (2) feet away

from the setback line, resulting in insufficient space for an approach to breach the grade difference between the doorway and the surrounding land. This standard has been met.

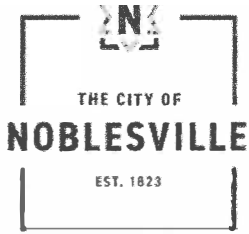
RECOMMENDATIONS

AGENDA ITEM #1:

APPROVE the requested Variance of Development Standards based upon the following findings of fact:

- The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
- 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
- The strict application of the terms of the zoning ordinance does constitute an unnecessary hardship if applied to the property for which the variance is sought.

Exhibit 1 - Application



PLANNING

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

Application Number: BZNA 0182-2022

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: Gina + James Chiani
Common Address: 8802 E. 206th St. Noblesville 46060

Applicant Name: Gina + James Chiani

Applicant Address: 8802 E. 206th St.

Applicant City/State/Zip: Noblesville, IN 46060 E-mail: gina.chiani@eng-answers.com

Applicant Phone #1: 317-650-8978 Phone #2: 317-650-0001 Fax: _____

Owner Name: GMC Holdings, LLC

Owner Address: 842 Dorchester Dr.

Owner City/State/Zip: Noblesville, IN 46062 E-mail: _____

Owner Phone #1: 317-650-8978 Phone #2: 317-650-0001 Fax: _____

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

Subdivision Name: _____

Subdivision Section: _____ Lot Number: _____ Last Deed of Record Number: _____

Existing Land Use: residential

Common Description of Request: front setback

Zoning District of Property: _____ Code Section(s) Appealed: UDO § _____

Date: 9/1/22 Applicant's Signature: Gina M. Chiani

The Noblesville Board of Zoning Appeals (BZA) is authorized to approve or deny Variances of Development Standards from the terms of the Unified Development Ordinance. The BZA may impose reasonable conditions as part of its approval. A Variance of Development Standards 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:

True - We are adding a covered front deck to improve entrance to the front door.

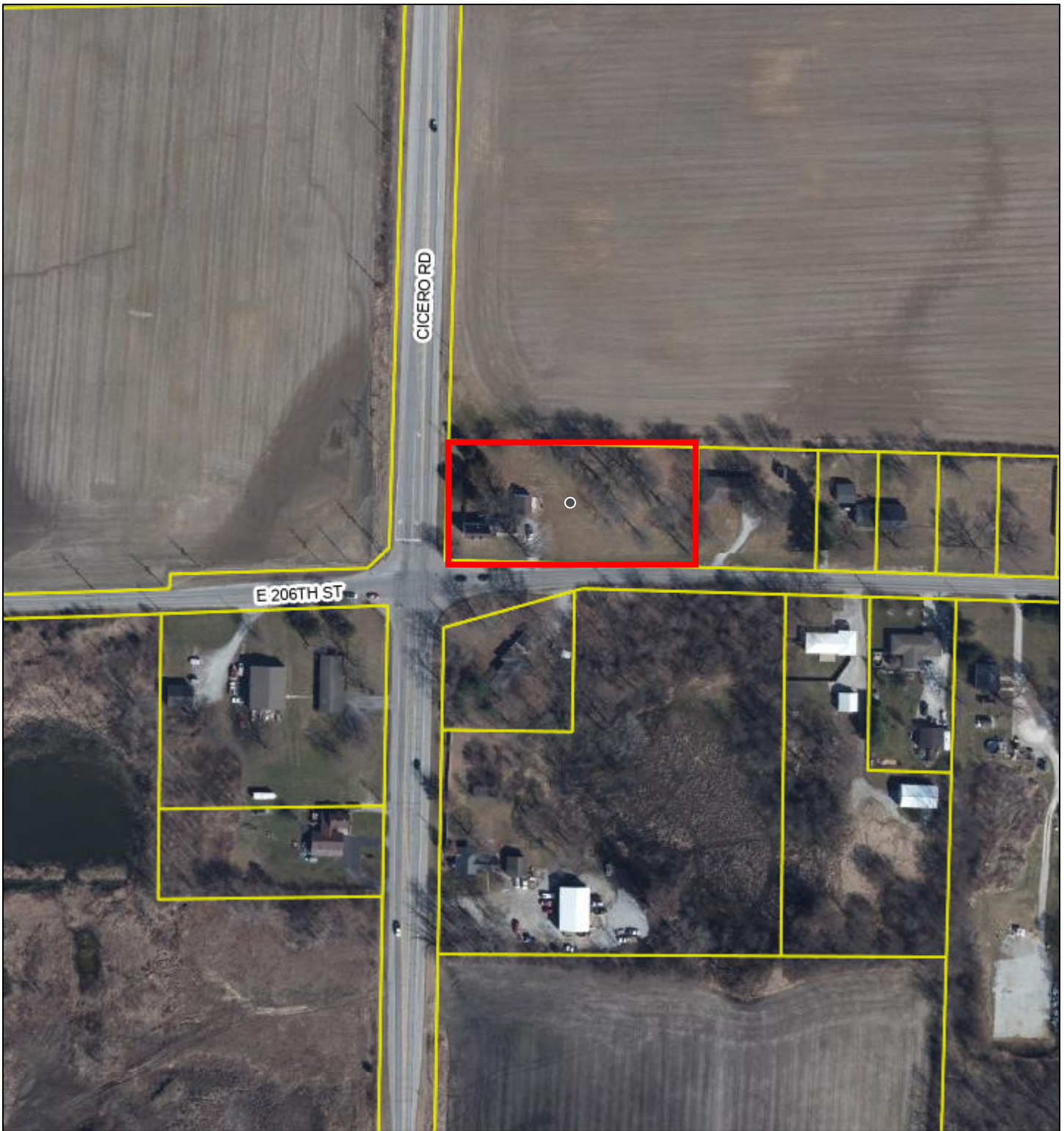
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner by the approval of this variance request. Explain why this statement is true in this case:

True - The addition of a covered front deck will be a functional and visual improvement to this property and those around it.

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:

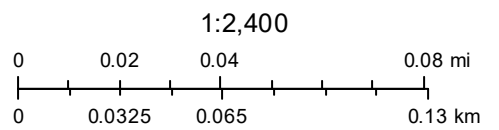
True - Currently, the front door is not easy to access, making it unusable.

Exhibit 2 - Aerial Photograph



10/31/2022, 10:20:15 AM

- centerlines
- Parcels



PROJECT INFO

HOME OWNER: GMC HOLDINGS LLC
PROJECT ADDRESS: 8802 E 206 ST., NOBLESVILLE, IN 46060
BUILDING AREA: EXISTING: 1327 SQ. FT. NEW: 192 SQ. FT.

SITE STATISTICS:

LOT SIZE: 1.1 ACRES
 ANTICIPATED DISTURBED AREA: 300 SQ. FT.
 BUILDING FOOTPRINT: 2,000 SQ. FT.

SITE NOTES

SOIL TYPE: SHALLOW AND MODERATELY DEEP, WELL-DRAINED SOIL FORMED IN MATERIAL WEATHERED FROM BASALT THAT HAS A SMALL AMOUNT OF LOESS IN THE UPPER PART OF THE PROFILE. THE PERMEABILITY IS ESTIMATED TO BE MODERATE.

SOIL DENSITY: 120.00 Pcf ALLOWABLE (ASSUMED) TO BE DETERMINED AT TIME OF EXCAVATION.
FROST DEPTH: 3'-0"
SEISMIC ZONE: A
WIND: 90 MPH (30 MPH 3 SEC GUST), EXPOSURE C.

SITE PLAN NOTES:
 SITE SURVEY TO BE COMPLETED TO VERIFY PIN LOCATIONS AND HOME LOCATION PRIOR TO EXCAVATION.
 CALL BEFORE YOU DIG: 800.428.4950

EROSION CONTROL NOTES:
 INSTALL SILT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION. MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.

ALL EXPOSED SOIL SHALL BE MULCHED WITH STRAW OR WOOD CHIPS TO MINIMIZE SOIL EROSION. NO SOIL SHALL BE LEFT IN AN EXPOSED CONDITION. IT IS RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCK PILE OF THIS MATERIAL ON SITE FOR QUICK APPLICATION.

HYDROSEED WITH A WOOD CELLULOSE FIBER MULCH APPLIED AT A RATE OF 2,000#/ACRE. USE AN ORGANIC TACKIFIER AT NO LESS THAN 150 #/ACRE OR PER MANUFACTURER'S RECOMMENDATION. HIGHER APPLICATION OF TACKIFIER SHALL BE HEAVIER AT EDGES, IN VALLEYS AND AT CRESTS OF BANKS AND OTHER AREAS WHERE SEED CAN BE MOVED BY WIND OR WATER.
 DISPERSION TRENCHES SHALL OVERFLOW ONTO NATIVE UNDISTURBED GROUND. NO SITE DISTURBANCE BELOW TRENCHES.

GRADING NOTES:
 CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL. PLACE ALL SLOPES WITH A GRADIENT STEEPER THAN 3:1 IN LIFTS NOT TO EXCEED 8 INCHES, AND MAKE SURE EACH LIFT IS PROPERLY COMPACTED.

PUBLIC UTILITIES

GAS	G
WATER	W
ELECTRICITY	P
SANITARY SEWER	S

MUNICIPALITY

CITY OF NOBLESVILLE
 BUILDING & PLANNING
 16 S 10TH ST
 NOBLESVILLE, IN 46060

CALEB GUTSHALL, DIRECTOR
 PLANDEPT@NOBLESVILLE.IN.US
 PH# 317.116.6325

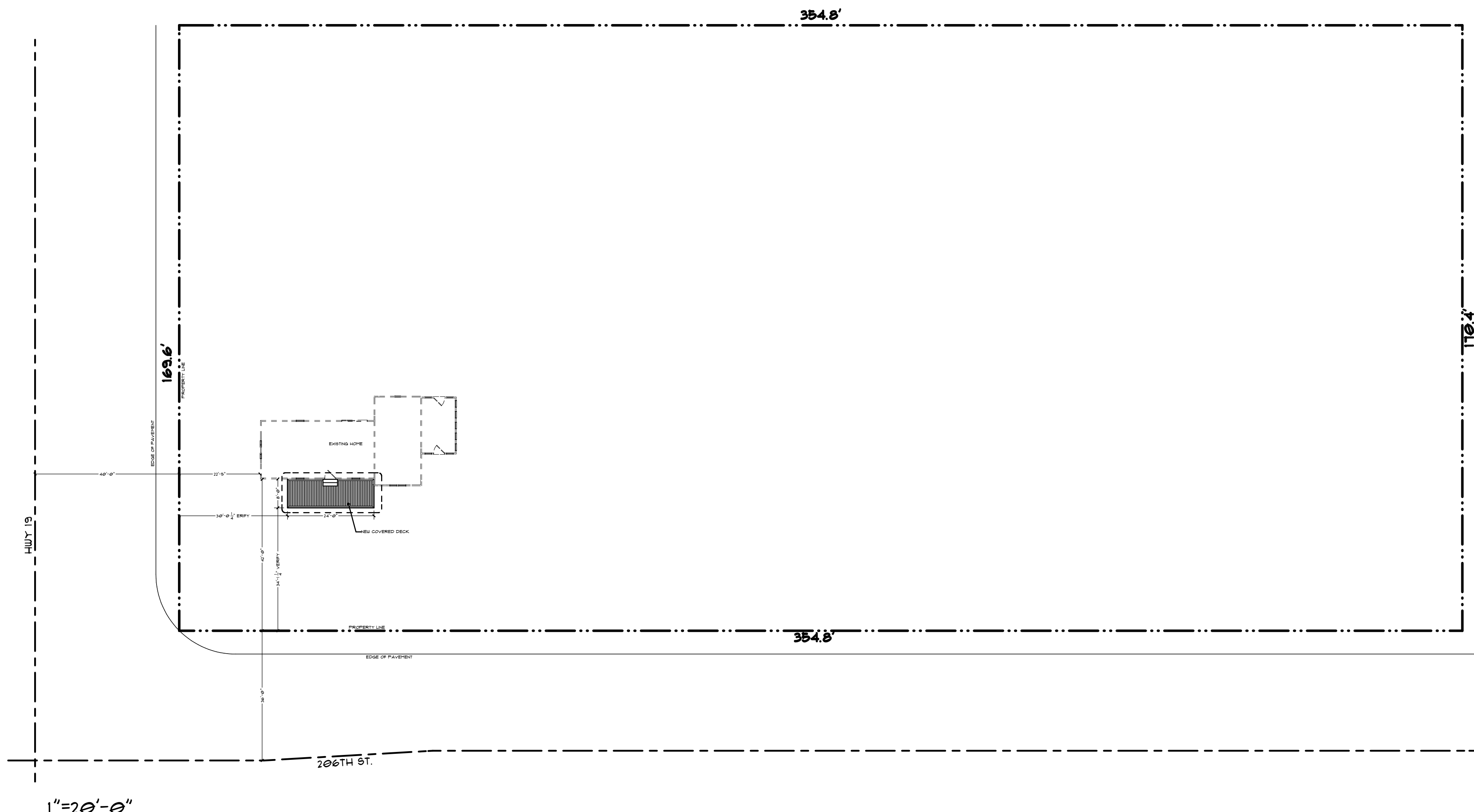
CODE INFO

OCCUPANCY: RESIDENTIAL R-1
 CONSTRUCTION TYPE: V-B
 LOT SIZE: 1.1 ACRES
 BUILDING FOOTPRINT: 2000 SFT

APPLICABLE CODE:
 2020 INDIANA RESIDENTIAL CODE - (2018 IRC W/ AMENDMENTS)
 1999 INDIANA PLUMBING CODE
 2008 INDIANA MECH CODE
 2005 INDIANA ELECTRICAL CODE
 2008 INDIANA FIRE CODE

SITE PLAN

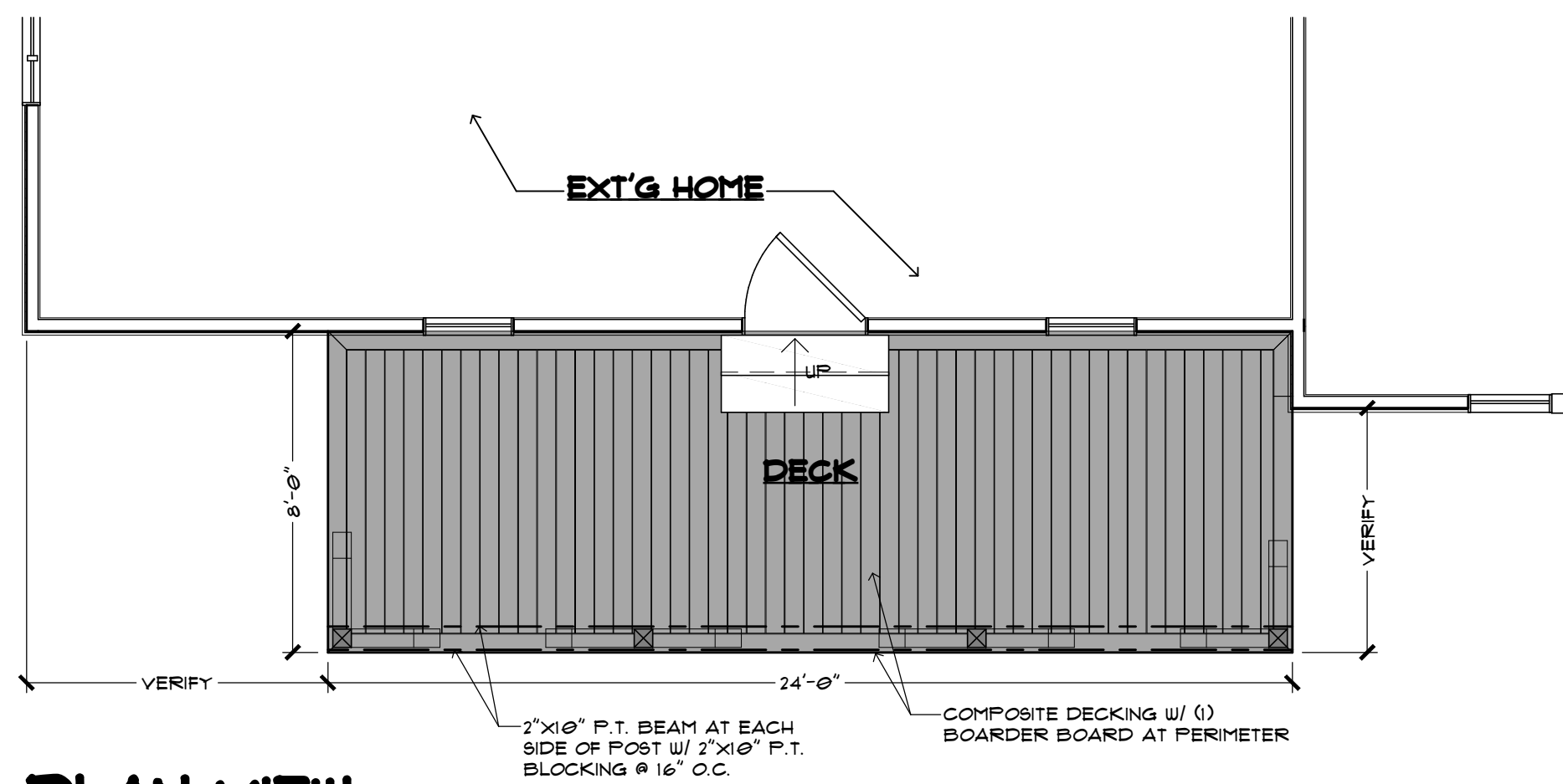
Exhibit 3 - Site Plan



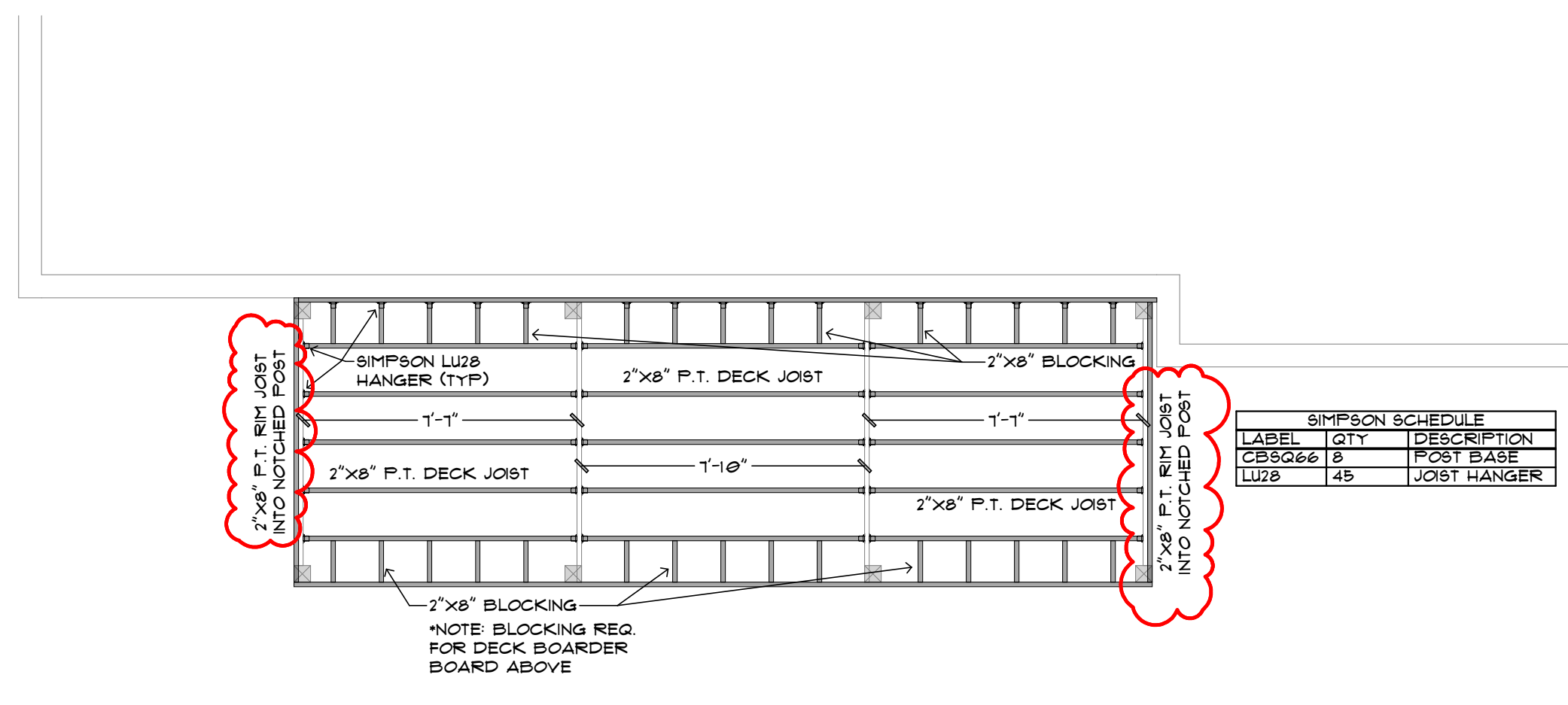
LEGENDS

ABBREVIATIONS LEGEND

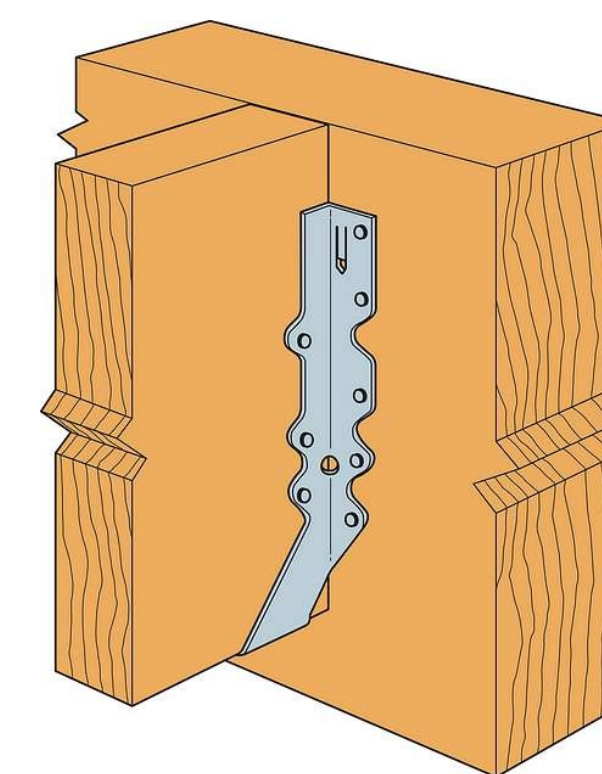
AB	ANCHOR BOLT	MAX	MAXIMUM
ABV	ABOVE	MECH	MECHANICAL
ADJ	ADJUSTABLE	MFR	MANUFACTURER
AFB	ABOVE FINISHED FLOOR	MIN	MINIMUM
ALUM	ALUMINUM	MDS	HOLDING
APPROX	APPROXIMATE	MO	MASONRY OPENING
BLDG	BUILDING	NTS	NOT TO SCALE
BLK	BLOCK	OC	ON CENTER
BLKG	BLOCKING	OH	OVERHEAD
BO	BOTTOM OF	OSB	ORIENTED STRAND BOARD
CJ	CONTROL JOINT	PERK	PERFORATED
CL	CENTER LINE	FGM	FLATE GLASS MIRROR
CLG	CEILING	FL	FLOOR
CLR	CLEAR	FL	FLOOR FINISH
CMU	CONCRETE MASONRY UNIT	FR	FRESHLY TREATED
COL	COLUMN	FR	POWDER ROOM
CONC	CONCRETE	FT	QUANTITY
CONT	CONTINUOUS OR CONTINUE	FT	REQUIRED
CPT	CARPET	QTY	QUANTITY
CT	CERAMIC TILE	REQ	REQUIRED
CU	COLD WATER	REIN	REINFORCED
DBL	DOUBLE	REFR	REFRIGERATOR
DIA	DIAMETER	RM	ROOM
DIM	DIMENSION	RO	ROUGH OPENING
DR	DOOR	SD	SMOKE DETECTOR
DS	DOWN SPOUT	SFTG	SQUARE FEET
DW	DISHWASHER	SH	SHEDDING
DWG	DRAWING	SHL	SHIMLAR
DRY	DRYER	STD	STANDARD
EA	EXPANSION JOINT	T&G	TONGUE & GROOVE
EJ	ELEVATION	TBS	TO BE SELECTED
ELY	EQUAL	TEHP	TEMPERED
EQUIP	EQUIPMENT	TOP	TOP OF
EXP	EXPOSED	TOB	TOP OF BEAM
EXT	EXTERIOR	TOP	TOP OF
FD	FLOOR DRAIN	TPL	TOP PLATE
FIN	FINISH FLOOR	TYP	TYPICAL
FIN	FINISH	UNO	UNLESS NOTED OTHERWISE
FLR	FLOOR (OR FLOORING)	VB	VAPOR BARRIER
FND	FOUNDATION	VENT	VENTILATION
FOC	FACE OF	VERT	VERTICAL
FOR	FACE OF CONCRETE	W/	WITH
FR	FACE OF FRAMING	W/O	WITHOUT
FTG	FOOTING	WASH	WASHER
FS	FLOOR FINISH	WD	WOOD
FSB	FLOOR DRAIN	WIC	WALK-IN-CLOSET
FR	FINISH FLOOR	WID	WINDOW
FR	FINISH	WP	WATER PROOFING
FR	FLOOR (OR FLOORING)	WR	WATER RESISTANT
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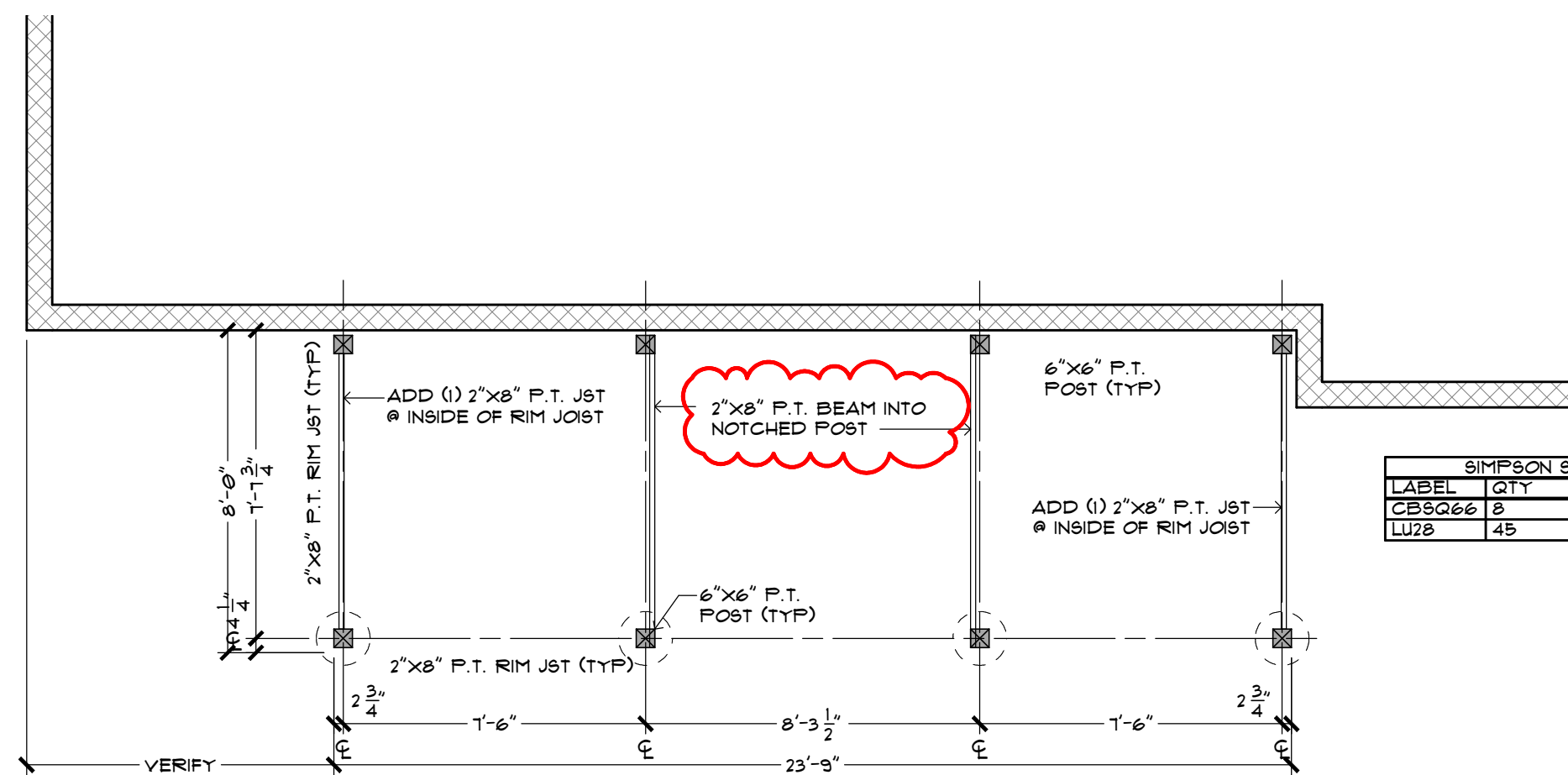
PLAN VIEW
1/4 IN = 1 FT



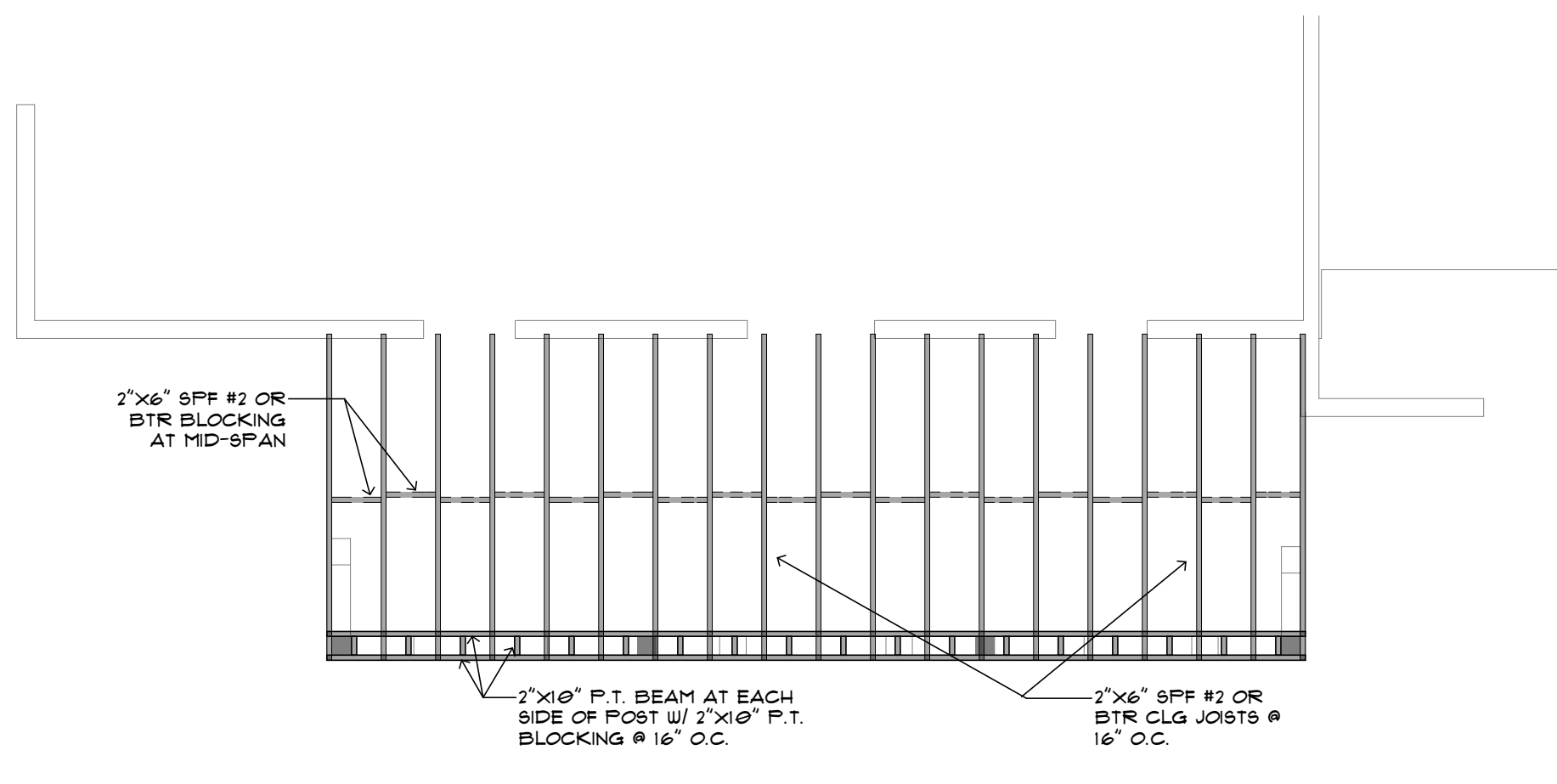
FRAMING PLAN
1/4 IN = 1 FT
ALL FRAMING @ 16" O.C. U.N.O.



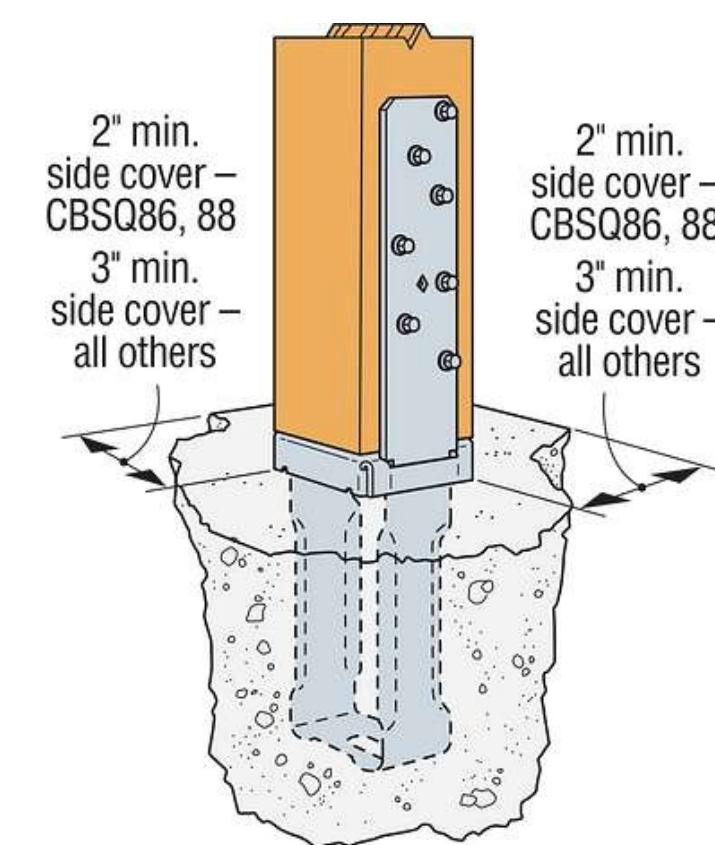
SIMPSON LUZ8
N.T.S.



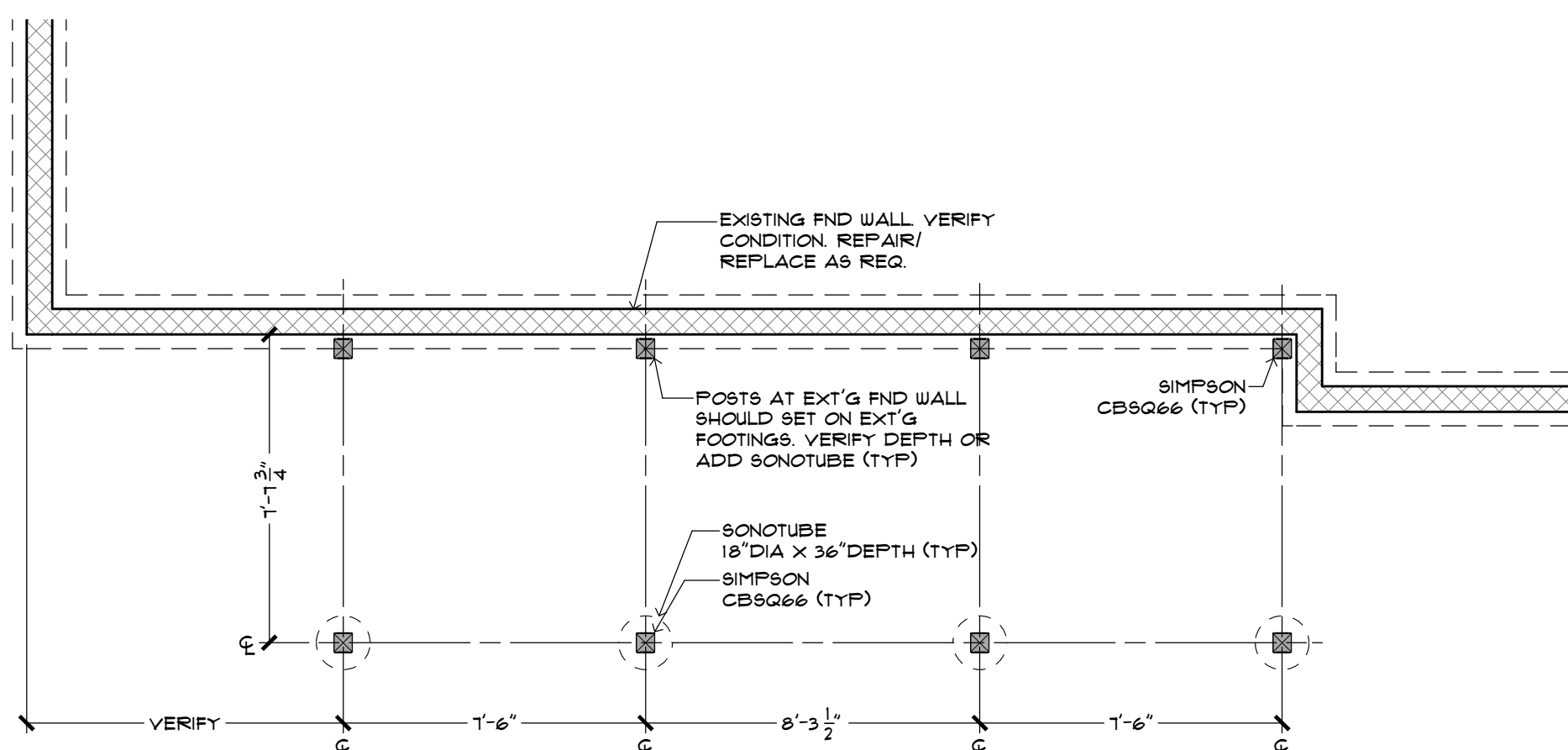
BEAM & POST PLAN
1/4 IN = 1 FT



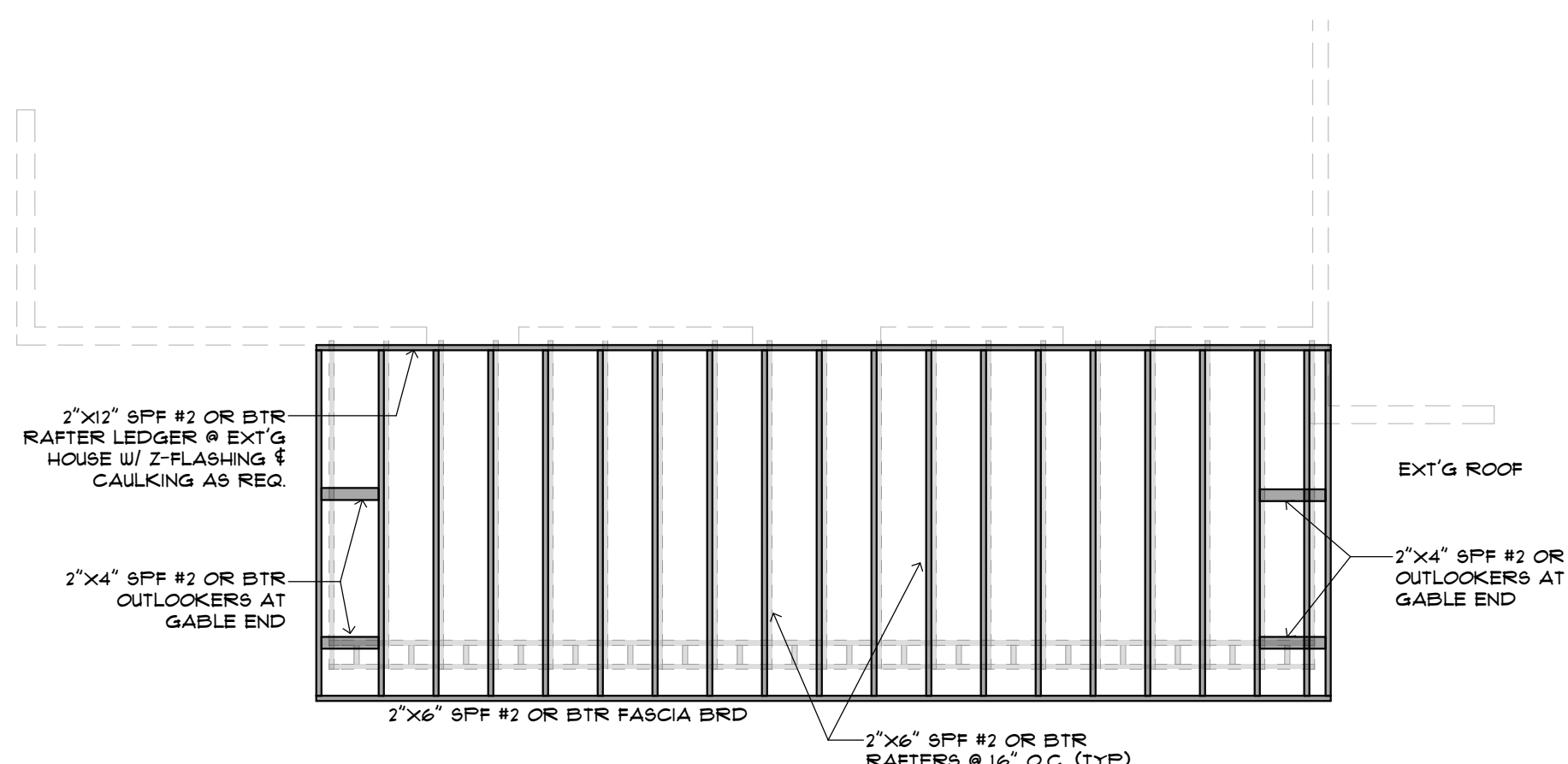
CEILING BEAM & FRAMING PLAN
1/4 IN = 1 FT
ALL FRAMING @ 16" O.C. U.N.O.



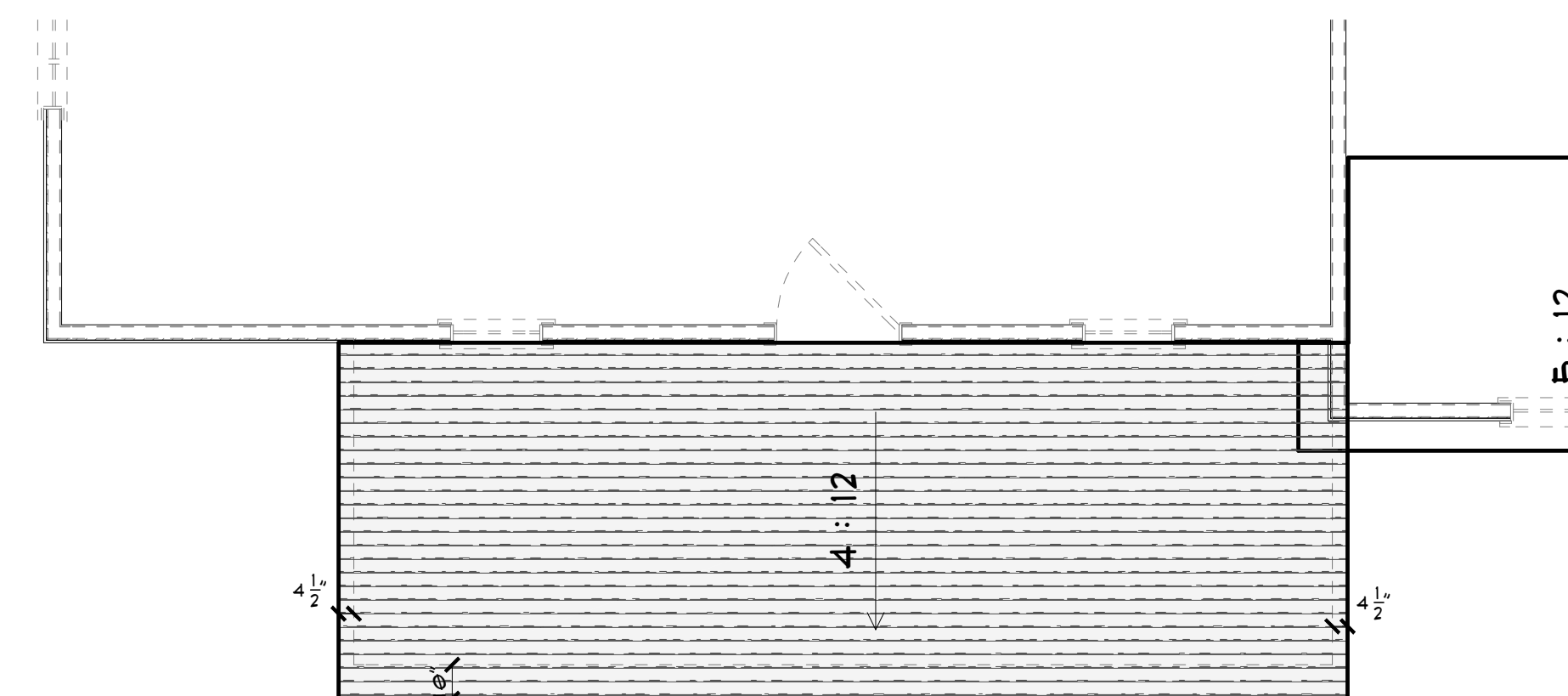
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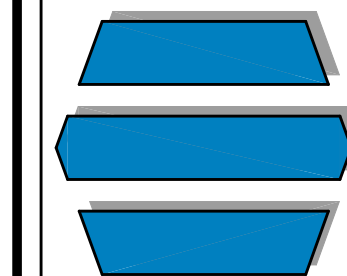
FOUNDATION PLAN
1/4 IN = 1 FT



ROOF FRAMING PLAN
1/4 IN = 1 FT

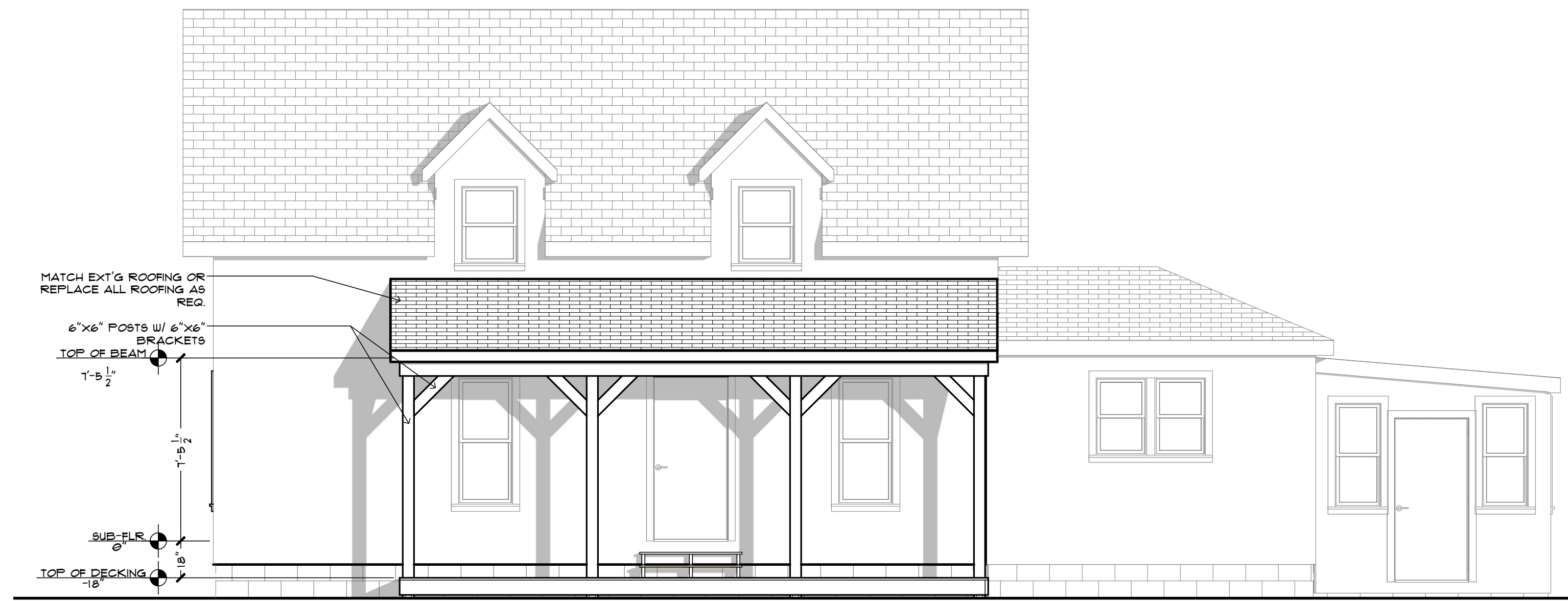


ROOF PLAN
1/4 IN = 1 FT



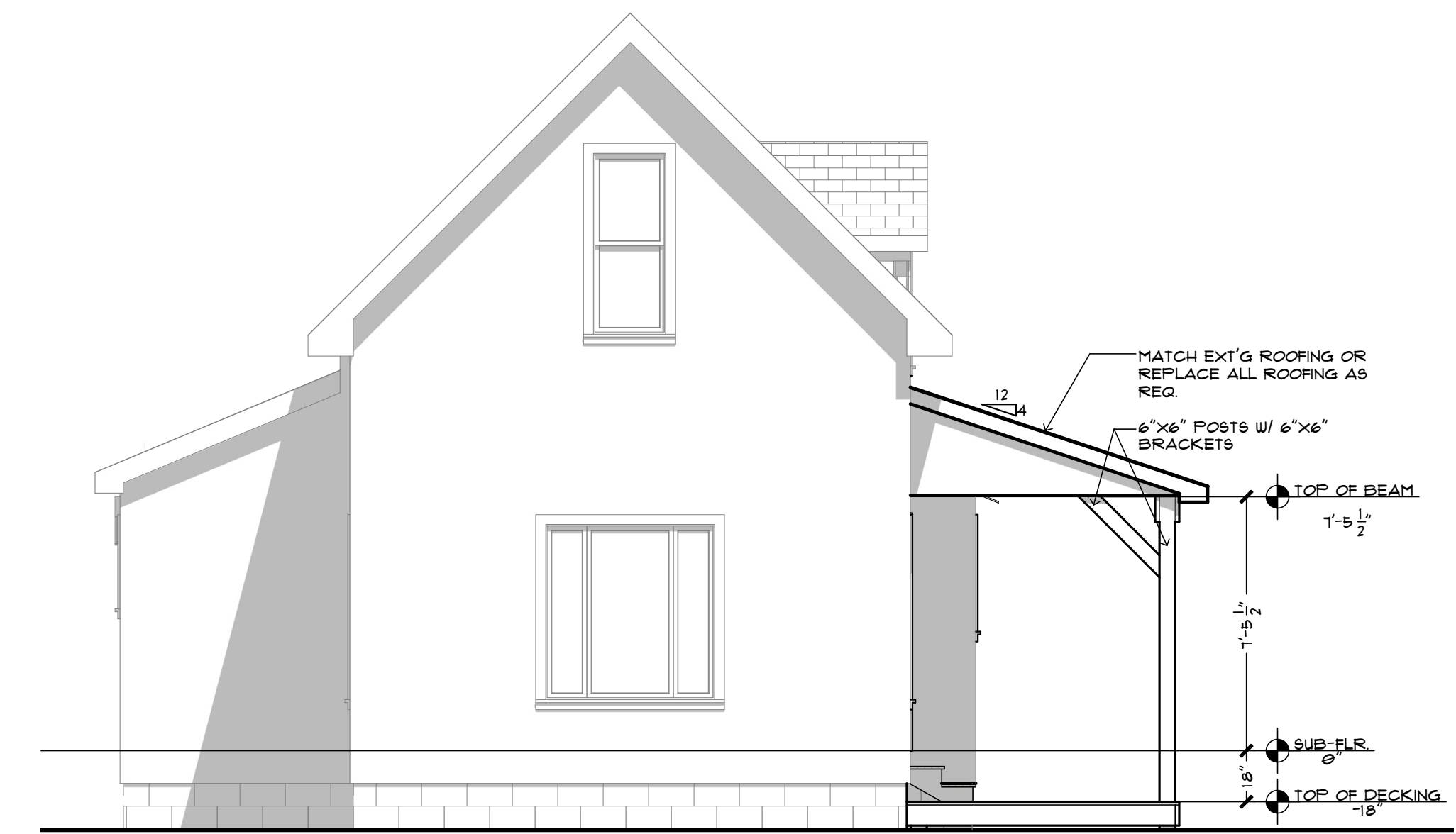
DATE	REVISION INDEX	REVISOR	DESCRIPTION
8/26/2022	JRM		BEAMS INTO NOTCHED POSTS

Exhibit 4 - Elevations



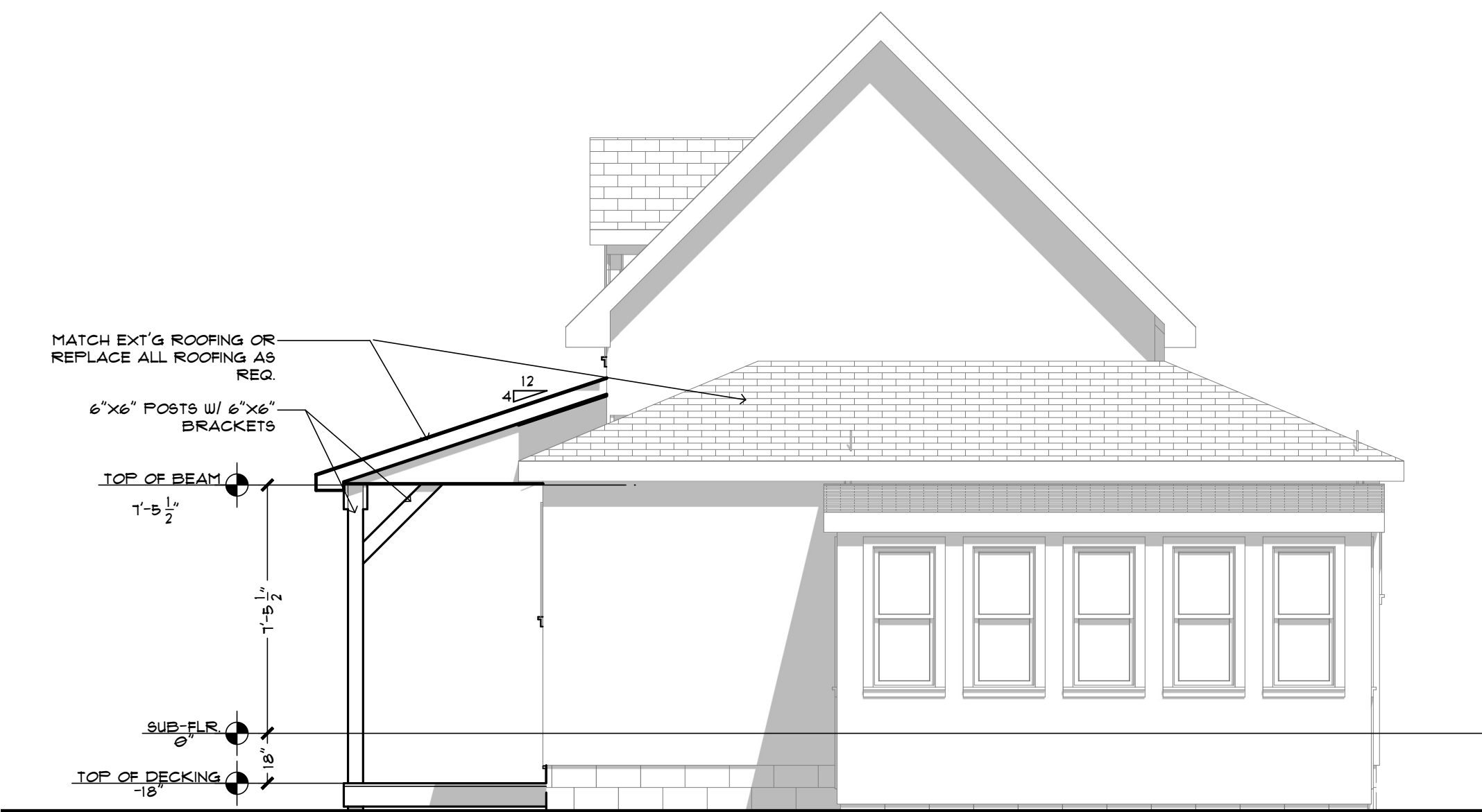
FRONT (SOUTH) ELEVATION

SCALE: 1/4"=1'-0"



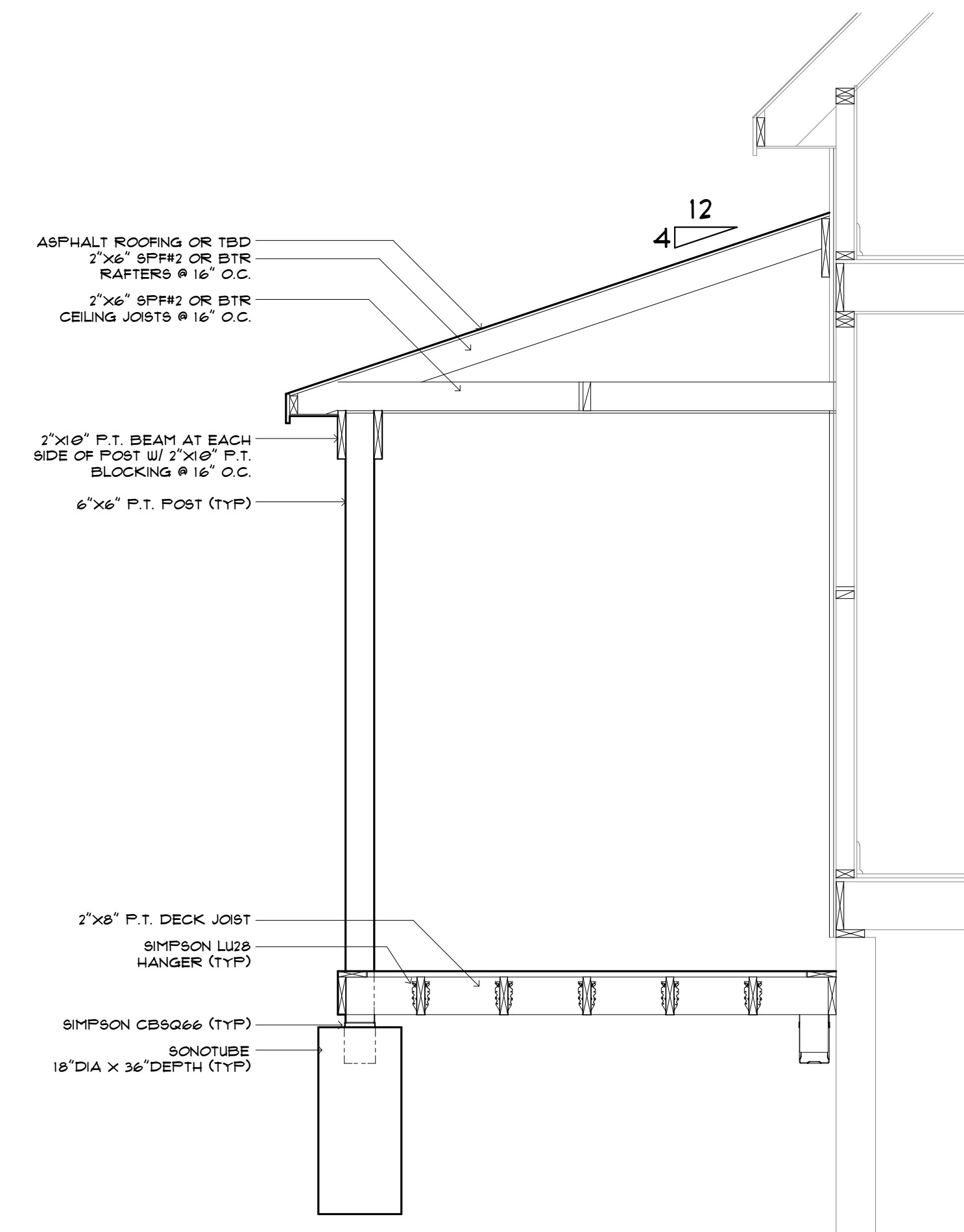
LEFT (WEST) ELEVATION

SCALE: 1/4"=1'-0"



RIGHT (EAST) ELEVATION

SCALE: 1/4"=1'-0"



CROSS SECTION

SCALE: 1/2"=1'-0"

DATE	REVISION INDEX	DESCRIPTION