

## Agenda Item #1

<b>Case Number</b>	BZNA-0236-2022	<b>Property Size</b>	2.8 acres
<b>Address</b>	9810 East 206th Street Noblesville, IN 46062	<b>Zoning</b>	R-1 - Low Density Single Family Residential
<b>Owner</b>	Bethel Evangelical Lutheran Church of Cicero	<b>Reviewer</b>	Kevin Martin
<b>Applicant</b>	John Schutte - Bethel Evangelical Lutheran Church	<b>BZA Meeting</b>	Monday, February 6, 2023 - 6:00 p.m.

**Requested Action:**

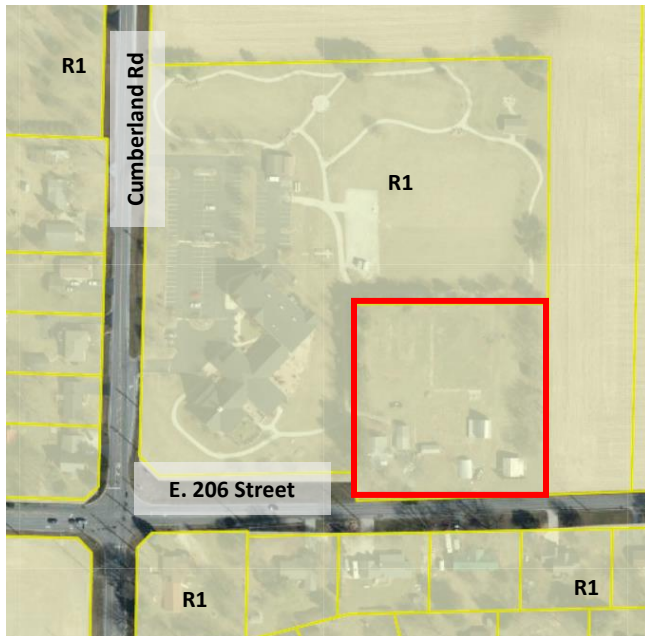
UDO § 4.C: - Board to consider a Change Of Development Plan application to allow changes to a previously approved development, on the property located at 9810 East 206th Street. This application will enable the previously approved Conditional Use to expand onto an adjacent property; in the R1 (Low Density Single Family Residential) zoning district.

**Recommendation:**

Approve. See Findings of Facts for Approval on page 4-5.

**Exhibits:**

- 1. Application
- 2. Aerial Photograph
- 3. Original Conditional Use Approval
- 4. Proposed Site Plan



## ANALYSIS

Bethel Evangelical Lutheran Church (applicant) is requesting approval of a Change of Development Plan to expand a previously approved Conditional Use, onto a property located at 9810 East 206<sup>th</sup> Street. Approval of this request will enable an existing *Church, Temple, Place of Worship* use to expand onto an adjacent property; in the R1 (Low Density Single Family Residential) zoning district.

The subject site is located along the northside of East 206<sup>th</sup> Street (see Exhibit 2 – Aerial Photograph). The site is bounded by the existing church facilities to the north and west, undeveloped Bethel Evangelical Lutheran Church of Cicero Indiana Inc. (applicant) owned property to the east, and 206<sup>th</sup> Street frontage along the south. The existing use, proposed expansion, and all the surrounding properties are zoned R1 – Low Density Single Family Residential District.

The UDO states: “The purpose of the R-1 District is to permit the establishment of moderate low density single family residential areas.” The Comprehensive Plan designates the sites’ future land use as *Institutional*, described as: “A mixture of civic spaces such as museums, government services and administration and schools. Amenities: Public or semi-public green spaces are embedded within these uses. They promote gathering and year-round programming such as festivals, farmer’s markets, and other events. These spaces also promote passive activation through monuments, recreational amenities, and seating areas (Comp. Plan Page 94).”

The existing *Church* use was originally approved by the Board of Zoning Appeals as a Conditional Use on April 7, 1997 (see Exhibit 3 – Original Conditional Use Approval). The use has been continuously operating since 1998, the BZA has approved various changes and expansions including:

- 1998 (98J-05-0165) - 1,152 SF Worship Room Addition
- 2001 (01J-24-0778) - Parking Lot Addition
- 2007 (07J-16-0556) – Two story classroom building expansion
- 2010 (10J-05-1446) - 864 SF Picnic Shelter House

The applicant has since acquired an additional 22+ acres of land around the perimeter of the original 10 acres, in 2022 the church acquired the subject property, approximately 2.8 acres. The site is improved with a two-story residential house and five accessory structures. The applicant proposes an adaptive reuse of the farmhouse to the church pantry and Marilyn’s Place, a non-food pantry. The existing accessory structures are proposed to remain, for storage needs. As described by the applicant, the exterior changes proposed are minimal beyond rehabilitating the site.

“The changes that will occur to the home at 9810 e 206<sup>th</sup> St. will be cosmetic both inside and out. Since acquiring the property, a year ago, we have been working diligently to clean up and make more presentable the entire 2.8 acres. We take great pride in our property and have bigger plans for the new property to improve its appearance including new foundation plantings at the house, removal of excess trees (which is completed) and power washing and/or repainting all outbuildings as well as the house.

The actual use of the property will have minimal change from our neighbor's perspective and will not adversely affect 206<sup>th</sup> St.

New flooring and some painting will be the extent of changes to the house. We have no plans to add on the house or build any other structures. The property is not changing physically in any way other than cosmetic improvements."

The applicant has identified further details on the proposed operations for the site. Hours of operation – Currently Bethel Food and Baby Pantries are open every other Tuesday evening from 5-8pm and the following Saturday morning from 9-1pm. Marilyn's Place is open Tuesday through Saturday from 2-6pm. The expected traffic load is not anticipated to exceed three to four cars in the driveway at once, on Tuesdays and Saturdays when both groups overlap.

## CONDITIONAL USE FINDINGS

### AGENDA ITEM #1:

If the Board should decide to APPROVE the requested conditional use, 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 Conditional Use request may be approved only upon a determination in writing that the following nine (9) standards are met (see Indiana Code §36-7-4-918.2):**

1. The proposed Conditional Use is, in fact, a conditional use established within the specific zoning district involved.

**Pursuant to UDO § 8.B.2.D and Appendix C, "Church, Temple, Place of Worship" is a conditional use in the R1 (Low Density Single Family Residential) zoning district. This standard has been met.**

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.

**The proposed Conditional Use will be harmonious with and in accordance with the general objectives of the City's Comprehensive Plan and with the Unified Development Ordinance. The Comprehensive Plan shows this area as "Institutional." This land use typology is described as "A mixture of civic spaces such as museums, government services and administration and schools." The use is meant to serve the local population, consistent with the comprehensive plan description. This standard has been met.**

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.

**The proposed use will be harmonious with the character of the general vicinity. The use will operate within existing structures, most of the operation will occur indoors. The exterior of existing structure will not be altered in any substantial manner other than aesthetic maintenance and rehabilitation. The facility will continue to fit within the estate residential vicinity. This standard has been met.**

4. The proposed Conditional Use will not be hazardous or disturbing to existing neighboring uses.  
**It is believed that the proposed use will be operated in a manner that will not be hazardous or disturbing to the surrounding area. The proposed operation will occur mostly indoors. The proposed use is an expansion of the existing institutional use. This standard has been met.**
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 use shall be able to provide adequately any such services.  
**It is unlikely that the proposed use will experience any lack in essential public facilities and services. The proposed use will occupy an existing structure, no additions or changes are expected. The utilities to the site and all other services are already in place. This standard has been met.**
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.  
**It is unlikely that the proposed project will create excessive additional requirements at public expense for public facilities and services. The subject property is already served by public/private services. This standard has been met.**
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.  
**The excessive production of traffic, noise, smoke, fumes, glare, or odors is not anticipated from the proposed use. This standard has been met.**
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.  
**The use will be served by existing driveway and parking area, no changes to the vehicular approach are proposed. This standard has been met.**
9. The proposed Conditional Use will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.  
**There does not appear to be any significant natural, scenic or historic features of major importance located on the subject property. This standard has been met.**

## RECOMMENDATIONS

### AGENDA ITEM #1:

**APPROVE** the Conditional Use Change of Development request based on the following findings of fact:

- Is in fact a conditional use established within the specific zoning district involved;
- 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;

- 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;
- Will not be hazardous or disturbing to existing neighboring uses;
- 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 use shall be able to provide adequately any such services;
- 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;
- 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;
- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares; and
- Will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

**With the following specific conditions:**

1. This approval is valid for this applicant - Bethel Evangelical Lutheran Church of Cicero - and this use only.
2. The use operations shall be consistent with the submitted plans and statements.
3. The proposed parking area shall be striped in accordance with UDO Article 10 Section 4 requirements.
4. Any future signage shall be of complementary design and aesthetic as the established signage for Bethel Evangelical Lutheran Church.
5. Any alterations to the approved building plan or site plan, other than those required by the Board of Zoning Appeals (BZA), shall be submitted to the Planning and Development Department prior to the alterations being made, and if necessary, a BZA hearing shall be held to review such changes.
6. The Applicant shall sign the Acknowledgement of Variance document prepared by the Planning and Development Department Staff within 60 days of this approval. Staff will then record this document against the property and a file stamped copy of such recorded document shall be available in the Department of Planning and Development.

# BZNA-0236-2022 - Exhibit 1

CITY OF NOBLESVILLE ♦ CHANGE OF DEVELOPMENT PLAN APPLICATION



## CHANGE OF DEVELOPMENT PLAN APPLICATION CITY OF NOBLESVILLE BOARD OF ZONING APPEALS

Application Number: BZNA-0236-2022

The undersigned requests a CHANGE OF DEVELOPMENT PLAN as specified below. Should this 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: BETHEL LUTHERAN CHURCH

Common Address: 9810 E 206TH ST

Applicant Name: BETHEL LUTHERAN CHURCH

Applicant Address: 20650 CUMBERLAND RD.

Applicant City/State/Zip: NOBLESVILLE IN 46062 E-mail: PRESIDENT@BETHELLUTHERANCHURCH.COM

Applicant Phone #1: 317-713-4315 Phone #2: 317-945-3704 Fax: \_\_\_\_\_

Owner Name: SAME

Owner Address: SAME

Owner City/State/Zip: SAME E-mail: SAME

Owner Phone #1: SAME Phone #2: SAME Fax: \_\_\_\_\_

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

Subdivision Name: \_\_\_\_\_

Subdivision Section: \_\_\_\_\_ Lot Number: \_\_\_\_\_ Last Deed of Record Number: \_\_\_\_\_

Parcel Number(s): 10-07-17-00-00-023.001

Existing Land Use: RESIDENTIAL 1

Common Description of Request: ZONE AS EXISTING CHURCH PROPERTY

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

Date: \_\_\_\_\_ Applicant's Signature: [Signature]

[Signature]  
Carroll  
BETHEL LUTHERAN

Responses by Bethel Lutheran Church regarding the adjacent property at 9810 E. 206<sup>th</sup> St.

1. Bethel Lutheran Church has identified the need to utilize the farmhouse on the aforementioned property to house our food and baby pantry ministry as well as Marilyn's Place, a non-food pantry that had to vacate their present location on South 8<sup>th</sup> st. due to high rental rates. By moving our pantries and Marilyn's pantry into the same facility, we believe the synergies created by working together in parallel will increase both of our abilities to serve the community more effectively and with a bigger reach. Trying to operate out of the church facility would be an undo strain on our pre school program and other Christian Education programs that occur there during the week. It also allows us to use the vacated rooms of the pantries for furthering those programs.
2. The changes that will occur to the home at 9810 e 206<sup>th</sup> st. will be cosmetic both inside and out. Since acquiring the property a year ago, we have been working diligently to clean up and make more presentable the entire 2.8 acres. We take great pride in our property, and have bigger plans for the new property to improve it's appearance including new foundation plantings at the house, removal of excess trees(which is completed) and power washing and/or repainting all outbuildings as well as the house. The actual use of the property will have minimal change from our neighbors perspective and will not adversely affect 206<sup>th</sup> St. Even with both properties in use, our projection is 2-3 cars in the driveway at any given time. We would like to install a sign identifying the outreach facility, but it would be simple and unlit directly. Our goal is to serve the community without the neighbors or passersby seeing impacts to them in any negative way.
3. As mentioned above, other than landscape amenities and possibly a sign, the only changes will be increased levels of care to the entire property and upgrading through painting. The property had become neglected somewhat prior to our acquisition and we believe we have made great improvements to this point. New flooring and some painting will be the extent of changes to the house. We have no plans to add on the house or build any other structures.
4. As mentioned above, we expect very little traffic in and out of the property at any one time. All activities for the pantries will be during the day. There will possibly be one day per week where the pantries could be open into the evening up to 7-730.
5. The property is not changing physically in any way other than cosmetic improvements. The burden on any city, county entity or structural drainage will not be impacted in any negative way. Church volunteers will maintain the entire property and will provide any services on site that are necessary.
6. As the property was already zoned Residential, it would have been under the city umbrella for police, fire protection. There should be no additional burden to the community.

7. Most activity will be inside the house. The farm property itself gets maintained regularly and there may be outdoor get togethers that utilize back greenspace that abuts our church property to the north. There will be no excessive activity of any kind, and as has been mentioned above, the traffic patterns will barely be noticeable. Any outdoor event that spills into the back of the property will have cars park in our gravel lot just north of this property, and enter through our main entries off Cumberland Rd.
8. There are no breakdown lanes and we do not have the funds available to engineer and have them installed. As mentioned, the traffic to the driveway at the house would be the same as a residential property, with 2-3 cars there at any one time. We also have a secondary entry drive that fed to the barn area of the property off of 206<sup>th</sup> and that could also be used to occasionally allow people onto the property. We have alternate plans if there is an increased load there, where the gravel lot mentioned above would be used and patrons would have a short walk on our Peace Trail to the house. We can also have them not use the driveway but rather enter from the back of the farm property and drive up to the house driveway from the rear. This would not be our preferred model. To reiterate, the activity at the front of the property will not have any kind of commercial or excessive load.
9. Other than tree clearing and cosmetic improvements to the house, we will not be changing anything on the property, merely continuously improving what is there.



# BZNA-0236-2022 - Exhibit 3

BOARD OF ZONING APPEALS    APRIL 7, 1997    CLH

**5-A** Board to consider a Conditional Use application to allow the construction of a new church in an R-1 zone. Location is the northeast corner of 206th Street and Cumberland Road in Noblesville Township. Filed by American Consulting Engineers for Bethel Lutheran Church. (97J-16-0145)

## GENERAL INFORMATION

Applicant	American Consulting Engineers for Bethel Lutheran Church
Requested Action	Conditional Use approval to allow the construction of a church in an R-1 zone.
Appl. Regulations	Art. 4, Part C; Art 8, Part B, Sec. 2.
Location	Northeast corner of 206th Street and Cumberland Road in Noblesville Township.
Size	Building Size - 6344 square feet Parking Spaces Required - 100 spaces Parking Spaces Proposed - 123 spaces
Ex. Land Use	Agricultural
Ex. Zoning	R-1 (Single Family Residential)
Sur. Land Use/Zoning	North: Residential / R-1 (Single Family Residential) South: Residential / R-1 (Single Family Residential) East: Residential / R-1 (Single Family Residential) West: Residential / R-1 (Single Family Residential)
Master Plan	Countryside
Road Condition	206th Street - Fair Cumberland Road - Fair

## ANALYSIS

The applicant is proposing to construct a new church at the corner of 206th Street and Cumberland Road in Noblesville Township. The Noblesville Unified Development Ordinance lists churches as Conditional uses in R-1 (Residential) zones. The proposed church is to be 6344 square feet in size. The proposed site plan also indicates that the parking area will exceed the required number of spaces by 23 spaces. Based on a review of the site plan, it appears that the proposed structure will exceed the Ordinance required building and parking setbacks. The site plan also indicates that an entry-divider-exit design is proposed for the parking area. The Ordinance does provide for such a design, however, the issue will need to be reviewed by both TAC and the Engineer of Jurisdiction. Staff would recommend that any Board approval list these factors as conditions of approval. Staff would also like to see signage placed on the property which would indicate design of the property's access. If the applicant is unwilling to commit to a specific design, then Staff would suggest having the site plan amended to allow only one drive for the site. The site plan also does not indicate any landscaping for the property. The Noblesville Unified Development Ordinance required that the long rows of parking be broken with landscape islands as provided by that Ordinance. Staff would suggest that the site plan be amended to reflect those islands, and a landscape plan be provided to Staff indicating both the proposed interior and exterior landscaping for the church.

## CONDITIONAL USE STANDARDS

The Board shall review the particular facts and circumstances of this use in terms of the following standards and shall find adequate evidence showing that this use at the proposed location:

**[1] Is in fact a Conditional Use as established under the provisions of Article X and appears on the Official Schedule of Uses adopted by Section 1010 for the zoning district involved;**

Places of worship are in fact listed as Conditional Uses in all residential zones.

**[2] Will be harmonious with and in accordance with the general objectives or with any specific objectives of the City's Comprehensive Plan and/or the zoning ordinance;**

The construction of this church is not contrary to any provisions of either the Comprehensive Plan or the Zoning Ordinance.

**[3] Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the same area;**

The church should be harmonious with, and appropriate for, the character of the surrounding area.

**[4] Will not be hazardous or disturbing to existing neighboring uses;**

This use should not be hazardous or disturbing to the existing neighboring uses.

**[5] 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 use shall be able to provide adequately any such services;**

The property will be served adequately by public roads, police, and fire protection.

**[6] 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;**

No additional public facilities or services are required.

**[7] 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;**

The use is not associated with the production of noise, smoke, fumes, glare or odors.

**Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares;**

TAC will review the dual drive design for the property, however, it appears that the nature of the design will not adversely interfere with traffic along Cumberland Road.

**[9] Will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance;**

Staff is aware of no historic features of importance at this site.

## RECOMMENDATION

Staff recommends approval of the Conditional Use application subject to the following conditions:

- [1] That the applicant dedicate Right of Way in accordance with the Thoroughfare Plan along Cumberland Road and 206th Street prior to any building permit being issued for the church.
- [2] That the approved site plan be amended to reflect any TAC recommendations.
- [3] That any changes to the approved site plan, excluding those recommended by TAC, be brought to Staff's attention prior to the changes being made and, if necessary, a Board hearing be held to review the changes.
- [4] That the applicant provide Staff with a landscape plan prior to a building permit being issued for the church, and that this landscape plan meet the requirements of the Noblesville Unified Development Ordinance.

The applicant must meet all developmental standards and requirements except for specific instances in which standard and requirement variances have been granted by the Board of Zoning Appeals.



APPLICATION FOR CONDITIONAL USE  
BOARD OF ZONING APPEALS  
NOBLESVILLE, INDIANA

APPLICATION NUMBER 975-160149

The undersigned requests a conditional use permit for the use specified below. Should this application be approved, it is understood that it shall only authorize that particular use described in this application and any conditions or safeguards required by the Board of Zoning Appeals. If construction fails to commence within twelve (12) months or is not completed within three (3) years after approval by the Board of Zoning Appeals, this permit is void.

NOTE: This application must be completed and accompanied by the information specified, and filed at least (30) days prior to the date of the regular Board of Zoning Appeals (BZA) meeting.

Name of Applicant American Consulting Engineers Phone Number 547-5580

Address of Applicant 41125 Hillersville Road, Indianapolis, IN 46205

Name of Owner Bethel Lutheran Church Address 330 N Jackson, Cicero, IN 46034

1. Location Description: Subdivision Name \_\_\_\_\_

Section 17 Township 19N Range 5E

Block \_\_\_\_\_ Lot \_\_\_\_\_

(If not in a platted subdivision, please attach a legal description).

2. Existing Use Corn Field

3. Zoning District R1

4. Description of Conditional Use Construction of new church

5. Submit twelve (12) sets of development plans and one (1) reduced copy to include the following:
- a) A legal description of the real estate involved;
  - b) Location, size and elevations of all existing and proposed buildings and structures;
  - c) Location and dimensions of building lines, right-of-way lines, setbacks, regulated drains and public and private easements (existing and proposed);
  - d) Elevation contours and spot elevations sufficient to determine drainage both existing and proposed;
  - e) Drainage calculations sufficient for sizing drainage structures based on a 10-year storm along with retention/detention for a 100-year storm with a developed site condition with a release rate of a 10-year storm under undeveloped site conditions;
  - f) Details of drainage structures including cover details for all structures under paved areas;
  - g) Layout of drives and other traffic and drainage features on opposite side of street or adjacent properties;
  - h) Location of septic facilities, sanitary sewer lines and all utilities, existing and proposed, and connection plans for sanitary sewer facilities including details if necessary;
  - i) Location of parking and loading areas, traffic access and circulation, open, open space, landscaping, refuse and service areas, signs, turning radii, and proposed vehicle and projected turning paths from turning radius templates;
  - j) Vicinity map showing all property boundaries and zone districts within a 1/4 mile radius of the property;
  - k) Any other information the Board may require to determine if the proposed conditional use meets the intent and requirements of the zoning ordinance and is appropriate for the location for which it is proposed.
6. Submit a narrative statement evaluating the effects of such elements as: noise, glare, odor, fumes, and vibration upon adjoining property; a discussion of the general compatibility with adjacent and other properties in the district; anticipated vehicular traffic; and the relationship of the proposed use to the Comprehensive Plan.

Date: 3/10/97

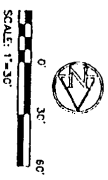
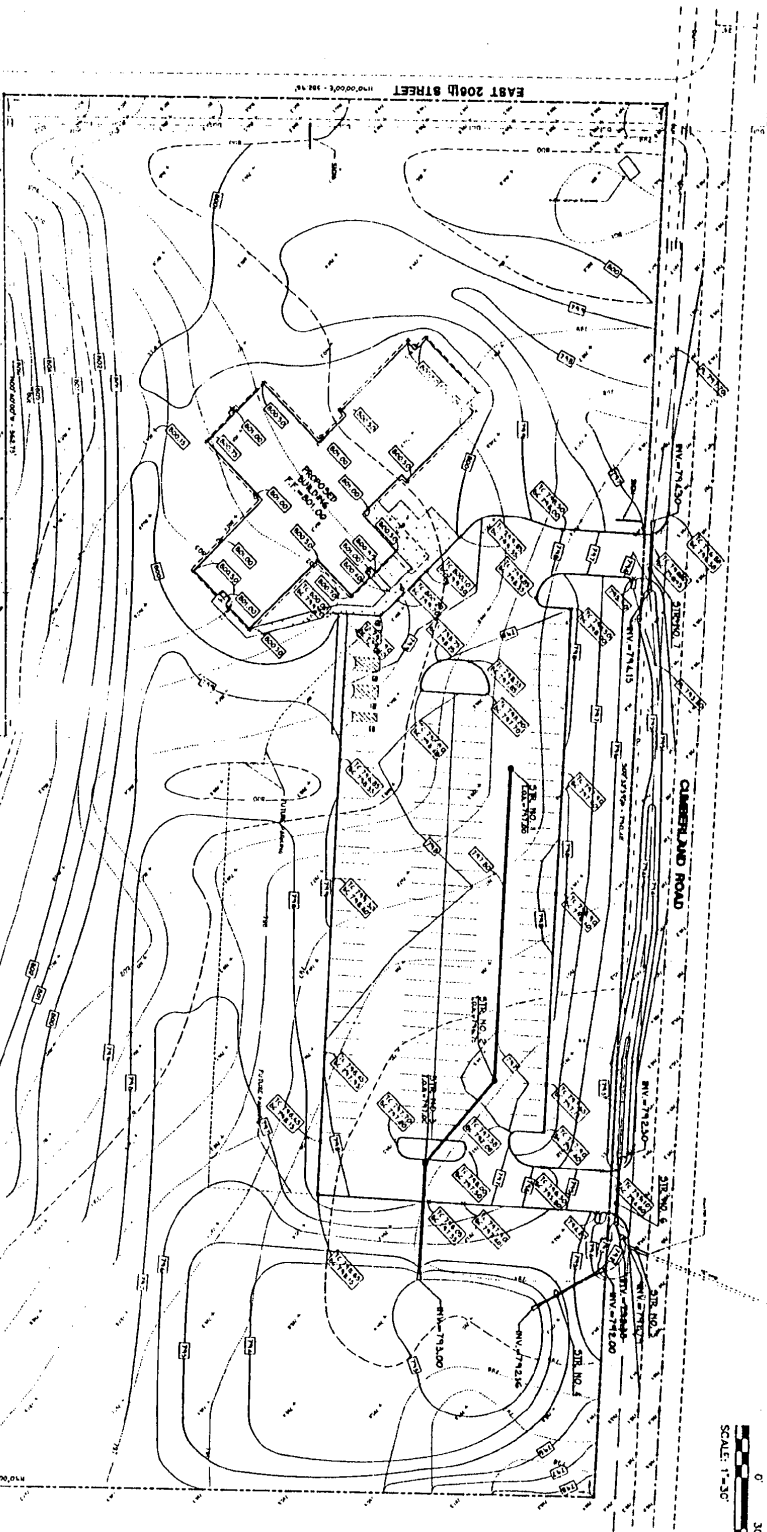
Mark Coffey  
Applicant's Signature



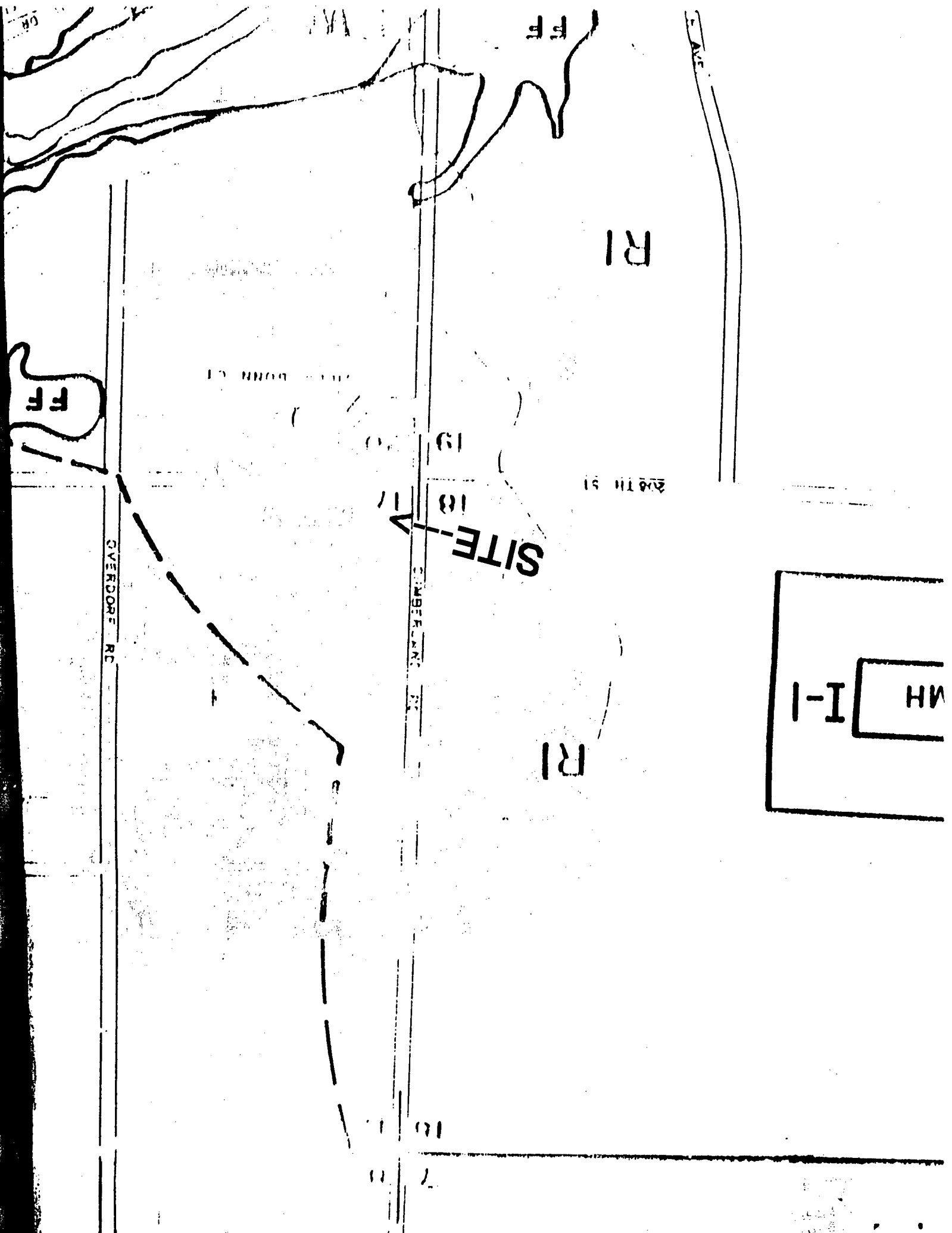
**GENERAL GRADING NOTES:**

1. All elevations are in feet and local elevations.
2. The contours shown on this plan are based on a 5-foot contour interval. The contours are shown at 1-foot intervals.
3. The contours are shown at 1-foot intervals.
4. The contours are shown at 1-foot intervals.
5. The contours are shown at 1-foot intervals.
6. The contours are shown at 1-foot intervals.
7. The contours are shown at 1-foot intervals.
8. The contours are shown at 1-foot intervals.
9. The contours are shown at 1-foot intervals.
10. The contours are shown at 1-foot intervals.

NO.	DESCRIPTION	DATE	BY	CHECKED
1	PREPARED	10/1/50	J. W. ...	J. W. ...
2	REVISED	10/1/50	J. W. ...	J. W. ...
3	REVISED	10/1/50	J. W. ...	J. W. ...
4	REVISED	10/1/50	J. W. ...	J. W. ...
5	REVISED	10/1/50	J. W. ...	J. W. ...
6	REVISED	10/1/50	J. W. ...	J. W. ...
7	REVISED	10/1/50	J. W. ...	J. W. ...
8	REVISED	10/1/50	J. W. ...	J. W. ...
9	REVISED	10/1/50	J. W. ...	J. W. ...
10	REVISED	10/1/50	J. W. ...	J. W. ...



SHEET NO. <b>C31</b>	<b>GRADING PLAN</b>  <b>BETHEL LUTHERAN CHURCH</b>		<b>BETHEL LUTHERAN CHURCH</b> EAST 208th STREET & CLIMBERLAND ROAD CICERO, INDIANA  <b>AMERICAN CONSULTING ENGINEERS, INC.</b> ARCHITECTS & ENGINEERS 4165 MILLERSVILLE ROAD INDIANAPOLIS, INDIANA 46216 (317) 547-3550
-------------------------	----------------------------------------------------------	--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



OVERDORE RC

CUMBERLAND ST

2ND AVE

R1

FF

FF

SITE 18  
SITE 17

19

208TH ST

R1

I-1

MH

10

7

10.0 Ac.

07-18-00 CUMBERLAND RD.

009.001

023

26.0 Ac.

009.002

ZONE R1

023.002

10.0 Ac.

BEAHEL LUTHERAN CHURCH



206TH ST.

07-19-00

020

064

063

062

07-20-00

DATE OF PHOTOGRAPHY: MAR 1994

MAP# 07-17-00

HAMILTON

FRONTIER

MARSH



97J-16-145



June 20, 1997

Tracy McCormick  
American Consulting Engineers, Inc.  
4165 Millersville Road  
Indianapolis, IN 46205-2998

RE: Bethel Lutheran Church  
N. of 206th St. / E. of Cumberland Rd.  
Noblesville Township

Dear Tracy:

This letter serves to acknowledge receipt on June 9, of revised construction plans for this project. All of our previous comments have been satisfactorily addressed. Please contact Jake Cunningham of this office before commencing construction to ensure that all permits are in place.

Should you have any questions or comments regarding this project, please call me at 773-7770.

Sincerely,

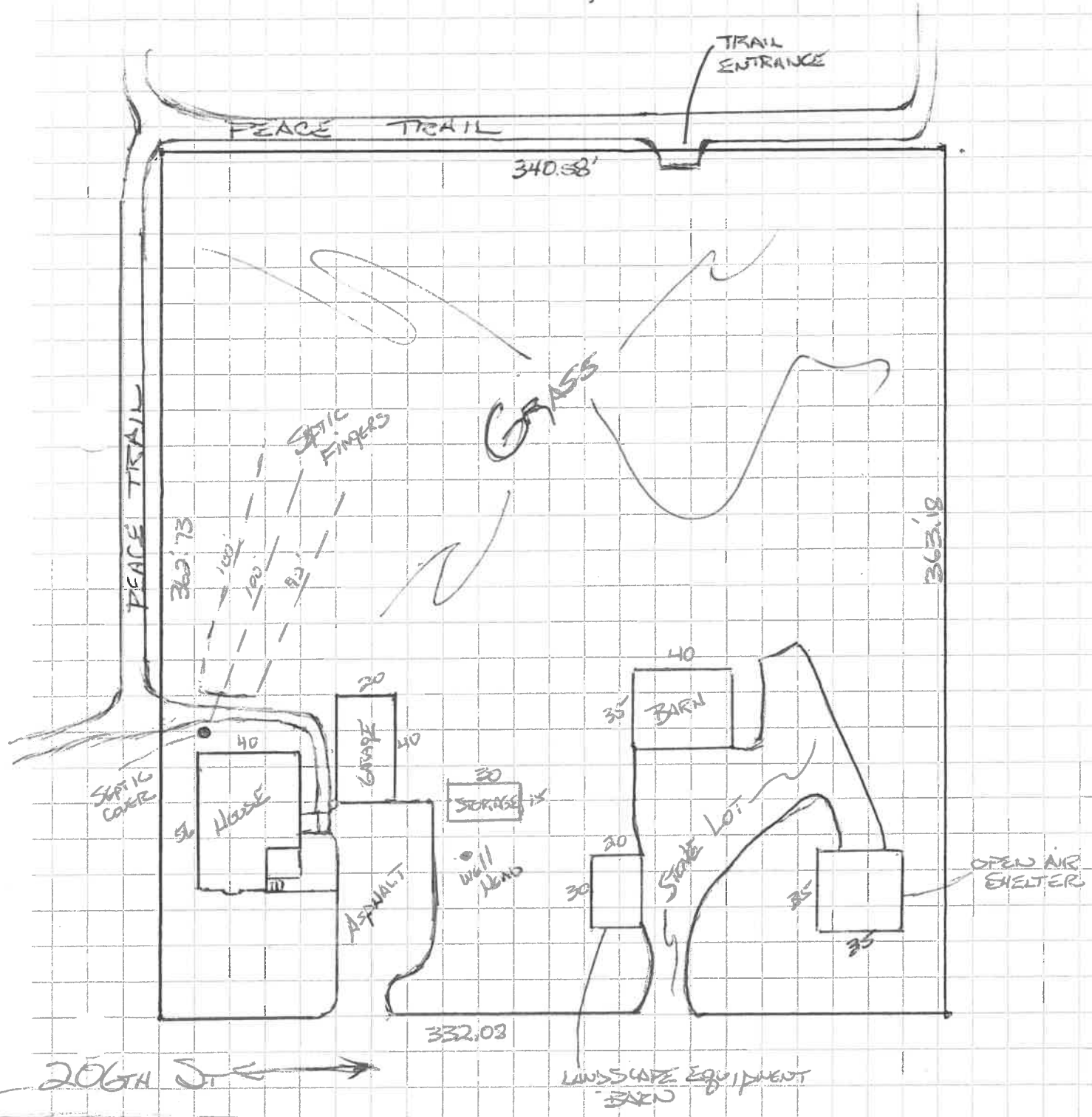
A handwritten signature in black ink, appearing to read "James W. Neal".

James W. Neal, P.E.  
Transportation Development Engineer

JN/jn:06-20-97.BA

fc: Andy Wert - Noblesville Planning  
Steve Benagh - Hamilton County Surveyor's Office  
Bill Venable - Hamilton County SWCD

BZNA-0236-2022 - Exhibit 4



206TH ST ←→

SCALE 1" = 60'

9810 E. 206TH ST.

## Narrative Statement for Zoning Change at 9810 E. 206<sup>th</sup> St. Noblesville

Bethel Lutheran Church has been located at 20650 Cumberland Rd. since 1998. Additionally, in subsequent years, Bethel acquired 22+ acres of land around the perimeter of the original 10+ acres. Around 2009, a conversation between Pastor Doug Gast and the Gordon Overdorf occurred. There was a gentlemen's handshake that if the Overdorfs ever sold their 2.8+ acre parcel of land that was between the church property and the farmland to the east that Bethel owned, Bethel would receive first right of refusal to buy the Overdorf land.

In late June of 2021, the Overdorf heirs met with a select group of church members concerning the land. A member of Bethel acquired the land and structures by Late July, in order for the church to have more time to finalize a plan. That occurred late in 2022 and the deed was officially transferred to Bethel.

Bethel has spent many hours cleaning and improving the landscape on the farm property since and continues to work on improving the house interior and exterior. We have held several outdoor events on the property and plan to accelerate as appropriate for outdoor activity.

Bethel has determined that the farmhouse can best be used as an outreach facility to the community. Our food and baby pantry has been operating in the church since the church was built. Our goal is to move our pantries to the house.

One immediate way has already begun. In October we were made aware that another, non food pantry, Marilyn's Place, was in need of a new home. They were located at 1106 S 8<sup>th</sup> St. The facility was too expensive for them to continue there and with our help, they have moved into a space at our church building to keep their operation going to serve their clients. Our goal is to share the farmhouse with Marilyn's Place and to work hand in hand to grow both ministries and reach out a helping hand to those in our community that need it. We believe the synergies will make both ministries stronger and can open the door for further services down the road.

With the available land, we think there is an opportunity for a community garden, or a garden to provide fresh fruit and vegetables for our food pantry. We want to build on our outdoor events and open them up for the neighborhood and the community. Along with our well attended annual rummage sale and our Trunk or Treat events, we believe utilizing the additional farm property in other community centric ways will benefit both the church and our fellow Noblesville/Hamilton County neighbors.

The zoning request is to match the current zoning of the church with the 2.8 acre parcel.

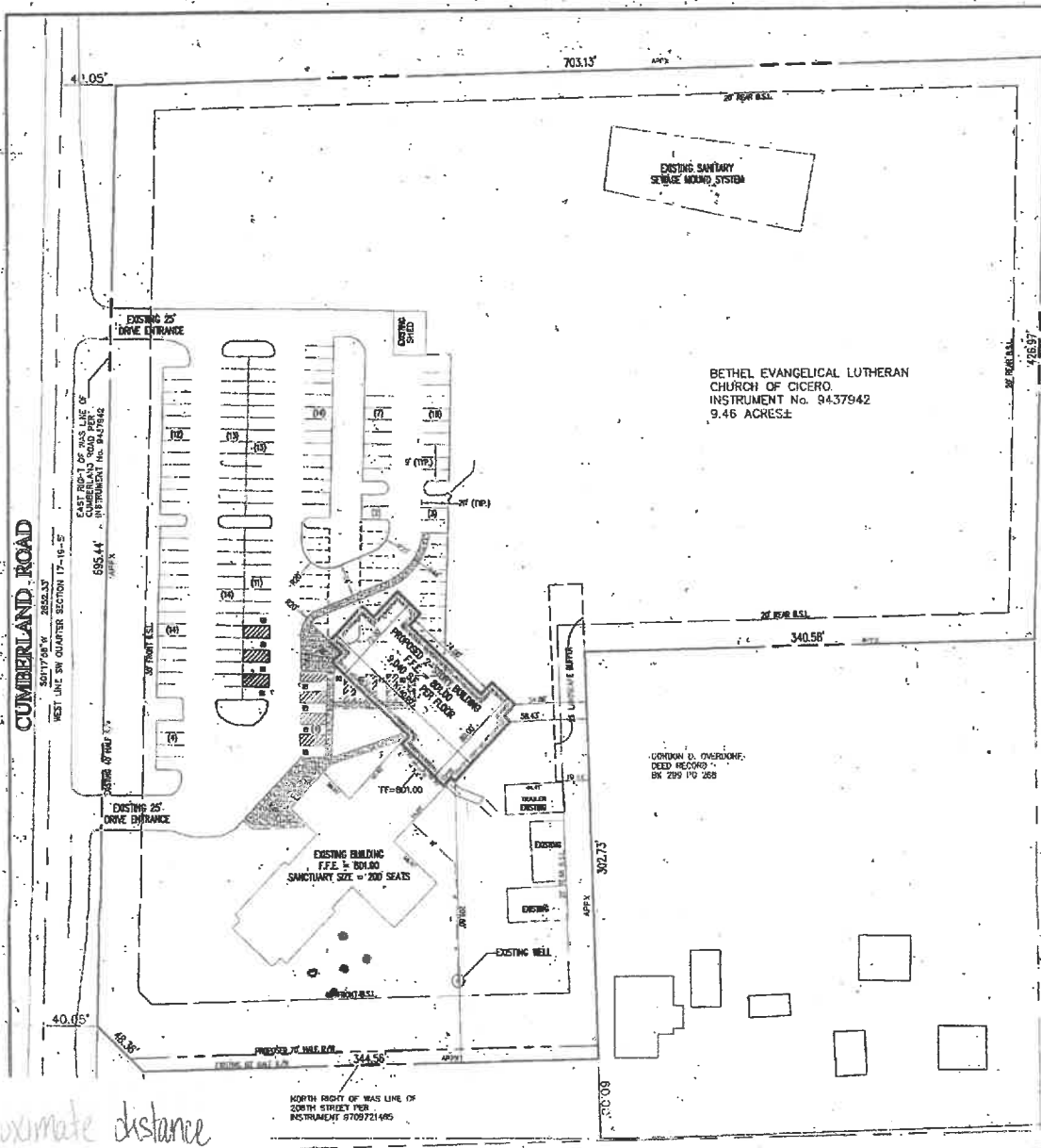
### **FAQ's**

1. **Why** – Bethel is a prevailing church in Hamilton County, having been around since the 19<sup>th</sup> century. Bethel exists to serve God and help others. The opportunity to join Marilyn's Place and our pantry operations opens the door for many more people to be served and helped in the community. It also may provide an opportunity for others to use the office area in the house to conduct other meetings or business that would benefit the underserved community.
2. **Hours of operation** – Currently Bethel Food and Baby Pantries are open every other Tuesday evening from 5-8pm and the following Saturday morning from 9-1pm. Marilyn's Place is open Tuesday through Saturday from 2-6pm.

3. **Load** – we anticipate only three to four cars in the driveway at any one time on Tuesday when both groups' hours overlap as well as on Saturday morning. If we find that we have a higher load than that, we have a plan to either park everyone in our remote lot(#1 on the map) and utilize our peace trail to walk to the house, or extend a crushed stone access drive from #1 to an additional lot behind the house (#2).
4. **Improvements** - perimeter tree lines have been thinned out and that project is essentially complete. We also removed two dead trees in front of the house and have several overgrown evergreens on the west side of the house that will be removed this spring. The front of the house will be refreshed with foundation landscaping. The house has been partially power washed and that will be completed in the spring. All gutters have been cleaned. Painting the trim of the house will take place this summer. We will also be updating the exterior lighting and existing security system as well. Inside the house, all carpet has been removed and replaced with engineered flooring. Every room has been freshly painted. We will be adding internet and a phone line, as well as additional lighting as needed to accommodate the pantries.

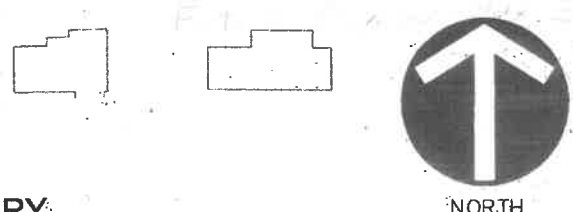
Regarding further improvements to the entire 2.8A property, there is a detached garage( #3) next to the house that has been powerwashed. It is used for storage. The small narrow building next to the garage is empty(#4), with plans only to paint it this summer. The metal Quonset hut(#5) holds our mowing and landscaping equipment and will continue to do so. That building was also be painted. (#6)The open air Barn will house a member's RV trailer for now, but we have no plans for that structure long term. The big barn(#7) also is used for storage, but remains primarily empty, and we currently have no identified use for it.

5. **Signage**- Our initial intention is to put up only a vinyl sign identifying the pantries and Marilyn's Place. Any Permanent signage will be smaller than our main sign at the corner of 206<sup>th</sup> and Cumberland Rd., and will be consistent in color and simplicity
6. **Other Improvements** – Ideas and brainstorming have been identified and many more will surface in the coming years, but they are only that, our singular purpose of this zoning request is only for the approval of utilizing the house for combined pantry operations and outreach opportunities.



approximate distance  
of each from the bldg  
12' & 13' and 25'  
location and dimensions  
of each  
5' 4" Circle  
5' 1" Tall

**206TH STREET**  
OUTH LINE SW QUARTER SECTION 17-19 5



**IT SUMMARY**

EXISTING SITE ACREAGE = 9.46 +/- ACRES  
 EXISTING BUILDING SQUARE FOOTAGE = 12,000 S.F.±  
 EXISTING SANCTUARY SIZE = 200 SEATS  
 PROPOSED 2-STORY BUILDING ADDITION = 9,040 S.F. / FLOOR  
 PROPOSED SANCTUARY SIZE = 200 SEATS (NO CHANGE)  
 REQUIRED PARKING = 50 SPACES (1 SPACE / 4 SEATS)  
 PROVIDED PARKING = 121 SPACES (8 HANDICAP / 5 REQ.)

DRAWING NUMBER <b>SP1</b> SHEET 1 OF 1	PROJECT NUMBER <b>PROJ 002</b>	<b>BETHEL LUTHERAN CHURCH</b> 20650 CUMBERLAND ROAD NOBLESVILLE, IN 46062	DWG. BY: <b>EAG</b> CHKD. BY: <b>EAG</b> SCALE: 1" = 100' DATE: 04/28/07	<b>RUTHERFORD CONSTRUCTION SERVICES</b> 1820 NORTH 1100 EAST SHERIDAN, IN 46069
	<b>SITE PLAN</b>		<b>CIVIL SITE GROUP, INC.</b> 643 Massachusetts Avenue, Suite 200 Indianapolis, Indiana 46204 PH: (317) 423-3305 Fax: (317) 423-3306	

# Hamilton County, Indiana



October 24, 2022

Address Points

Parcels