



BOARD OF ZONING APPEALS FINDINGS OF FACT

APPLICATION(S): TEMP-0048-2023

PROPERTY ADDRESS: 1448 Conner Street, Noblesville, Indiana

A Temporary Use Extension application was submitted to the Noblesville Department of Planning and Development for the above referenced location. The application, submitted by K&J Investments II LLC, requested that approval be granted for extension of the time limit for the temporary use of storage containers on a property within the GB (General Business) zoning district, pursuant to UDO § 9.G.3.H.3.

The Noblesville Board of Zoning Appeals conducted a hearing regarding this application on March 6, 2023. 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.

TEMPORARY USE FINDINGS

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 a time extension on a temporary use. The Board sets out its findings in the bold text below each standard.

1. Whether the Temporary Use will not be detrimental to the public health, safety, and general welfare, will be compatible with adjacent uses, and will not adversely affect the surrounding neighborhood by means of odor, dust, light, noise, traffic, or other nuisances.

The proposed temporary storage containers will not be detrimental to the public health, safety, and general welfare; and will not adversely affect the surrounding neighborhood by means of odor, dust, light, noise, traffic, or other nuisances. This standard has been met.

2. Whether the subject site can support the Temporary Use without creating negative impacts on existing buffers, landscaping areas, traffic movements, pedestrian circulation patterns, or operation of the permanent primary use of the property, where applicable.

The proposed site can support the Temporary Use without creating negative impacts on existing buffers, landscaping areas, traffic movements, pedestrian circulation patterns, or operation of the permanent primary use of the property. This standard has been met.

3. Whether the Temporary Use does not unreasonably reduce the number of parking spaces available for use in connection with permanent uses located on the property in question and does not render handicap parking spaces unusable.

The proposed Temporary Use does not unreasonably reduce the number of parking spaces available for use in connection with permanent uses located on the property in question and does not render handicap parking spaces unusable. This standard has been met.

4. Whether the property where the Temporary Use is proposed has been cited for violations of the City of Noblesville Code of Ordinances or is otherwise currently in violation.

The property where the Temporary Use is proposed has not been cited for violations of the City of Noblesville Code of Ordinances, nor is it currently in violation. This standard has been met.

The Findings of Fact contained herein are adopted by the Noblesville Board of Zoning Appeals on April 3, 2023.

Mike Field, Chairman

Caleb Gutshall, Secretary