

## Agenda Item #2

Case Number	BZNA-0014-2023	Property Size	0.96 AC
Address	15241 Stony Creek Way	Zoning	I-1 (Light Industrial)
Owner	Doing Nothing, LLC	Reviewer	Rina Neeley
Applicant	Wake Development LLC	BZA Meeting	April 3, 2023

### Requested Action:

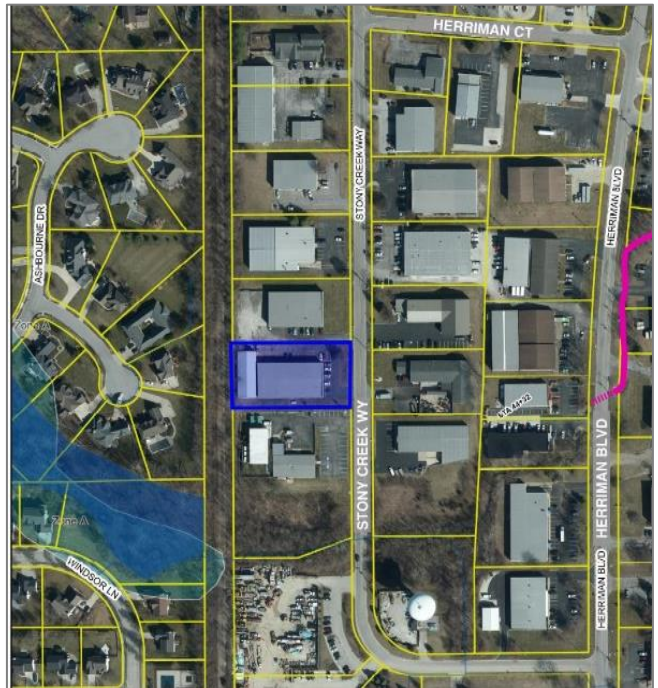
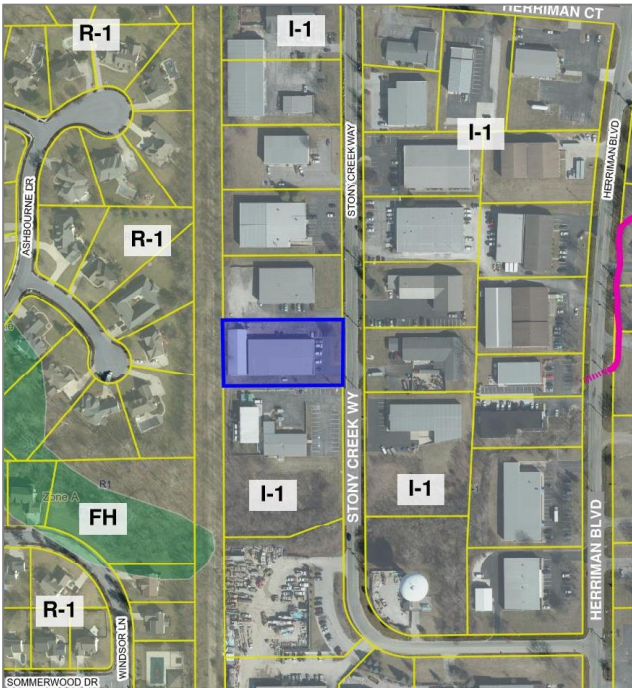
UDO § 8.D.1.D and Appendix C – Board to consider a Conditional Use application to establish marine craft sales, repair, service, display and storage use on a property within the I-1 (Light Industrial) zoning district.

### Recommendation:

Approve. See Findings of Facts for Approval on page 2 and Conditions of Approval on page 4.

### Table of Contents:

1. Application (including BZA Brochure)
2. Aerial Photo
3. Site Photos



## ANALYSIS

The subject property is located on the west side of Stony Creek Way about 1,000 feet northwest of Herriman Boulevard and approximately half a mile northwest of the intersection of Herriman Boulevard and 146<sup>th</sup> Street. The site was developed with a 12,000 square foot industrial building, a 4,200 square foot storage building and associated paved parking area between 1989 and 1996. This property was the former location of Breakers Unlimited which recently moved to Washington Business Park.

Wake Development, LLC, doing business as Indy Boat Co., operates a full-service boat dealership with sales, service and storage at 9175 E 146<sup>th</sup> Street, approximately 0.6 miles from the subject property. The Petitioner is requesting the approval of a Conditional Use application to establish a marine craft sales, repair, service, display and storage use on a property within the Stony Creek Industrial Park. All proposed uses, including associated display and storage, will occur within the two existing buildings onsite. According to the Petitioner, this property will serve as a satellite location to support the existing showroom on 146<sup>th</sup> Street. The satellite location will not be open to the public. All sales, drop offs and pick-ups will be done at the main location, though clients may be shuttled to the satellite location to view excess inventory not on display at the dealership. (Exhibit 1)

While the proposed conditional use will be conducted entirely within the two existing buildings, some improvement can be made to the site. The subject property and the neighboring property to the north (15249 Stony Creek Way) were developed around the same time and are both currently owned by Doing Nothing, LLC. The properties appear to share an existing driveway along the south side of 15249 Stony Creek Way (Exhibit 2). They may also share the trash receptacles located on the subject property and a divided mailbox on the north property (Exhibit 3). There is an existing concrete pad onsite where the current trash and recycle bins are located that may accommodate walls for an enclosure. There is no mailbox on the subject property, however an existing divided mailbox in disrepair is located on the neighboring property to the north. Specific conditions of approval address these issues should the Board approve the proposed indoor marine craft sales, repair, service, display and storage use on the subject property.

## CONDITIONAL USE FINDINGS

### AGENDA ITEM #2:

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.D.1.D and Appendix C, marine craft sales, repair and service is a conditional use in the I-1 (Light Industrial) zoning district.**

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 Comprehensive Plan shows this area Innovation/Flex, which is consistent with the existing light industrial uses in the area. It also allows for lower-intensity production and office/retail uses that are compatible with the surrounding neighborhood and commercial development. The proposed indoor marine craft sales, repair and service use with associated display and storage appears to be consistent with the Comprehensive Plan.**
  
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 marine craft sales, repair and service use will be harmonious with the existing character of surrounding uses within the general vicinity known as Stony Creek Industrial Park. The proposed conditional use and associated storage and display of marine craft will be entirely located within the two existing buildings onsite; no outdoor sales or storage is proposed. No modifications to the existing buildings are proposed. The installation of a trash enclosure has been included as a specific condition of approval.**
  
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 conditional use will be similar in intensity of use to the existing manufacturing and distribution businesses located on the neighboring properties within Stony Creek Industrial Park. All uses, including storage, will occur inside the existing buildings onsite.**
  
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 project will experience any lack in essential public facilities and services. The site is developed with two existing buildings; the utilities to the site and all other services provided by the City are already in place. The petitioner or land owner would be responsible for refuse disposal through a private carrier.**
  
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. **The subject property is developed and already served by public services. It is unlikely that the proposed conditional use will require the expansion of any public services already provided to the site.**
  
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 Petitioner's proposed use of the subject property will not involve uses, activities, processes, materials, equipment or conditions of operation that will be detrimental to any persons, property or the general welfare as the proposed use (sales, repair, service and associated display and storage of marine equipment) is not anticipated to cause unreasonable traffic, noise, smoke, fumes, glare or odors exceeding what already exists in the general area. In addition, all proposed uses will occur within the two existing buildings onsite.**

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 existing vehicular approaches are adequate to service the subject property and shall not create any additional interference with existing traffic on surrounding public thoroughfares. This site will be used as a satellite location for the main business operation and showroom located at 9175 E 146<sup>th</sup> Street approximately 0.6 miles south of the subject property. The Petitioner does not anticipate regular customer visits to the property, just employees and deliveries. All sales, drop offs and pick-ups will be done at the main location, though clients may be shuttled to the satellite location to view excess inventory not on display at the dealership.

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 do not appear to be any significant natural, scenic or historic features of major importance located on the subject property. The two existing buildings will remain in their current condition and all activity will occur indoors.

## RECOMMENDATIONS

### AGENDA ITEM #2:

**APPROVE** the requested Conditional Use 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.

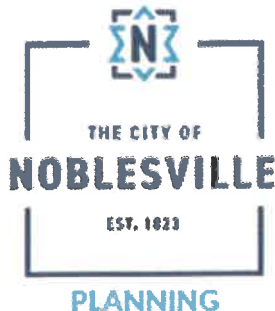
With the following specific conditions:

1. Install a trash receptacle enclosure screened by a wall on three sides and a gate that is architecturally compatible with the existing buildings onsite. The enclosure shall be at least six (6) feet in height or two (2) feet above the trash receptacle, whichever is greater.

2. 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.
4. 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.

# Exhibit 1 - Application

CITY OF NOBLESVILLE ♦ CONDITIONAL USE APPLICATION



## CITY OF NOBLESVILLE BOARD OF ZONING APPEALS CONDITIONAL USE APPLICATION

Application Number: BZNA-0014-2023

The undersigned requests a Conditional Use as specified below. Should this Conditional Use 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: Indy Boat

Common Address: 15241 Stony Creek Way, Noblesville, IN

Applicant Name: Wake Development, LLC, its assigns and successors

Applicant Address: 9175 E. 146th Street

Applicant City/State/Zip: Noblesville, IN 46060 E-mail: dan@liotti.net

Applicant Phone #1: 317-710-9861 Phone #2: \_\_\_\_\_ Fax: \_\_\_\_\_

Owner Name: Doing Nothing, LLC

Owner Address: 8712 Saville Road

Owner City/State/Zip: Noblesville, IN 46060 E-mail: \_\_\_\_\_

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

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

Subdivision Name: Stony Creek Industrial Park

Subdivision Section: 10 Lot Number: 41 Last Deed of Record Number: 2018024104

Existing Land Use: industrial distribution

Common Description of Request: Conditional Use request to allow for the indoor repair, maintenance, display and storage of boats.

Zoning District of Property: I-1 Code Section(s) Appealed: UDO § Article 8, Part D, Section 1D

Date: 2/22/23 Applicant's Signature: 

The Noblesville Board of Zoning Appeals (BZA) is authorized to approve or deny Conditional Use requests in accordance with the terms of the Noblesville Unified Development Ordinance, Article 4, Part C. The BZA may impose reasonable conditions as part of its approval (see Indiana Code § 36-7-4-918.2).

The Board of Zoning Appeals shall review the particular facts and circumstances of each proposed Conditional Use request in terms of the following nine (9) standards. The BZA shall determine whether there is adequate evidence showing the truth of the following statements:

1. The proposed Conditional Use is, in fact, a Conditional Use established within the specific zoning district involved. Explain why this statement is true in this case:

The subject real estate is zoned I-1, which, pursuant to Appendix C, indicates Marine Craft Sales, repair, and service is a Conditional Use, requiring BZA approval.

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. Explain why this statement is true in this case:

The subject real estate is located within a light industrial subdivision with a diversity of

existing uses, including distribution, manufacturing, office, and sales. The City's

Comprehensive Plan shows this area as Innovation/Flex, which is an amalgamation of uses

similar to the existing uses within the area.

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. Explain why this statement is true in this case:

Petitioner's proposed use of the real estate will continue to be harmonious and appropriate with

the existing character of surrounding uses as the Petitioner will maintain the existing buildings

in a manner consistent with its existing use and those uses surrounding the real estate.

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4. The proposed Conditional Use will not be hazardous or disturbing to existing neighboring uses. Explain why this statement is true in this case:

The proposed Conditional Use is equally intense as the existing use and those uses surrounding the real estate. Current uses are not hazardous to or disturbing to existing neighboring uses.

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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 Conditional Use shall be able to provide adequately any such services. Explain why this statement is true in this case:

The proposed Conditional Use will be adequately served by the existing public facilities as the Petitioner's proposed use does not require the expansion of any public services already provided to the site.

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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. Explain why this statement is true in this case:

The existing public facilities and services that are provided to the site are adequate for the Petitioner's proposed use of the real estate and, therefore, will not be detrimental to the economic welfare of the community.



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7. The proposed Conditional Use will not involve uses, activities, processes, materials, equipment, or 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. Explain why this statement is true in this case:

The Petitioner's proposed use of the subject real estate will not involve uses, activities, processes, materials, equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare as the proposed use (repair, display, maintenance and storage of marine equipment) does not cause unreasonable traffic, noise, smoke, fumes, glare or odors exceeding what already exists in the general area.

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. Explain why this statement is true in this case:

The existing vehicular approaches are adequate to service the subject real estate and shall not create any additional interference with existing traffic on surrounding public thoroughfares.

9. The proposed Conditional Use will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance. Explain why this statement is true in this case:

No such scenic or historic feature exists on the subject real estate.

258

2018024104 QUITCLAIM 525.00  
06/04/2018 01:55:18P 2 PGS  
Jennifer Hayden  
HAMILTON County Recorder IN  
Recorded as Presented  
COUNTY CLERK'S OFFICE HAMILTON COUNTY INDIANA

### Quit Claim Deed

This agreement is set forth on this 1<sup>st</sup> day of June 2018, in the county of Hamilton in the state of Indiana.

The indenture is made between Dee Ann Marshall, residing in the city of Fishers and the State of Indiana, who shall be identified as the Grantor, and Doing Nothing, LLC who is identified as the Grantee. Doing Nothing, LLC is an Indiana registered LLC, for which Julie Wendel is the sole shareholder.

The Grantor conveys all rights, interests, and title and quit claims the current possession of the following property that bears the legal description of:

Parcel-ID: 11-11-18-00-01-006.000

State Number: 29-11-18-001-006.000-013

see Exhibit A PM

Legal Description: Acreage .00 Section 18, Township 18, Range 5 Stony Creek Industrial Park Section 10, Lot 41

Property Address: 15241 Stony Creek Way, Noblesville, IN 46060

to the Grantee.

Dee Ann Marshall dated this 1st day of June 2018

DULY ENTERED FOR TAXATION one  
Subject to final acceptance for transfer  
4 day of June, 20 18

As per Mr. Keith Auditor of Hamilton County  
Parcel # 11-11-18-00-01-006.000

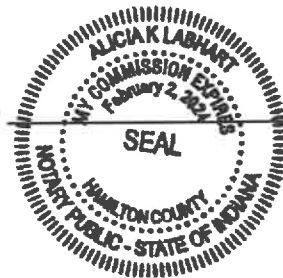
Grantor's Signature

I, Alicia Labhart, Notary Public in the county of Hamilton, and the state of Indiana, do hereby certify that on this 1<sup>st</sup> day of June 2018, the person whose name is signed above personally appeared before me and, having satisfactorily proven to be the individual described herein, voluntarily executed the foregoing instrument.

NOTARY PUBLIC in and for the State of Indiana

My commission expires 2/2/24

Stamp



Alicia Labhart

Signature

PREPARED BY: Name: Randy Mitterling; Address: 8789 Sommerwood Drive, Noblesville, IN 46060

AFFIRMED BY: "I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law."

Randy Mitterling

Signature of Preparer

send Property Tax mailings  
to:  
Julie Wendel  
8712 Suville Road  
Noblesville IN 46060

Exhibit A

BEST POSSIBLE IMAGE  
ALL PAGES

ONLY ENTERED FOR TAXATION  
Subject to final acceptance for transfer  
22 day of June, 2006  
Robin D. Mills Auditor of Hamilton County  
Parcel # 11-11-18-00-01-006 000

18.00  
②

200600033338  
Filed for Record in  
HAMILTON COUNTY INDIANA  
JENNIFER J HAYDEN  
04-27-2006 At 10:42 am.  
WARR DEED 18.00

Above Space Reserved for Recording

[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

# Warranty Deed

Date of this Document: \_\_\_\_\_

Reference Number of Related Documents: 9329434

Grantor(s):

Name RALPH A. WENZEL AND LINDA S. WENZEL  
Street Address 16032 OAK PARK CT.  
City/State/Zip WESTFIELD INDIANA 46074

Grantee(s):

Name DEE ANN MARSHALL  
Street Address 6334 CREEKVIEW LANE  
City/State/Zip FISHERS INDIANA 46038

TAXES

Abbreviated Legal Description (i.e., lot, block, plat, or section, township, range, quarter/quarter or unit, building and condo name): 15241 STONEY CREEK WAY NOKESVILLE INDIANA

Assessor's Property Tax Parcel/Account Number(s): 111180001006000

For good consideration, RALPH A. WENZEL AND LINDA S. WENZEL  
of 16032 OAK PARK CT WESTFIELD IN, County of HAMILTON  
State of INDIANA, hereby bargain, deed and convey to DEE ANN MARSHALL  
of 6334 CREEKVIEW LANE FISHERS IN  
County of HAMILTON, State of INDIANA, the following described land in HAMILTON  
County, free and clear with WARRANTY COVENANTS; to wit: LOT NUMBERED 41  
STONEY CREEK INDUSTRIAL PARK, SECTION TEN A  
INDUSTRIAL IN HAMILTON COUNTY INDIANA, AS PER  
PLAT THEREOF RECORDED IN PLAT BOOK 14 PAGES  
135-136 IN THE OFFICE OF THE RECORDER OF HAMILTON  
COUNTY INDIANA.

(RM)

## Legal Description

The Land referred to herein below is situated in the County of **Hamilton**, State of **Indiana**, and is described as follows:

Lot Numbered Forty-one (41) in Stony Creek Industrial Park, Section Ten (10), a subdivision in Hamilton County, Indiana, as per plat thereof recorded in Plat [Book 14, pages 135-136](#), in the Office of the Recorder of Hamilton County, Indiana.

## **Narrative Statement**

The Petitioner, Wake Development, LLC, through Indy Boat Co., seeks to repurpose two existing buildings located at 15241 Stony Creek Way, Noblesville, Indiana that are currently utilized as distribution facilities to support its regional marine sales and service business. Specifically, Indy Boat Co. will repair, maintain, service, store and display marine craft for its customers. All such activity will occur within the existing buildings and no sales will originate from this location.

Aerial Location Map



## *Exhibit 1 – Application*



# **Wake Development, LLC**

## **Conditional Use Request**

**Docket No. BZNA-0014-2023**

**Conditional Use Request Application  
CITY OF NOBLESVILLE, INDIANA**

**April 3, 2023**  
**Noblesville Board of Zoning Appeals**

Applicant: Wake Development, LLC

Attorneys: Nelson & Frankenberger, LLC  
Rick Lawrence, Attorney  
317-844-0106



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1. Explanation of Request
2. Site Location Maps / Aerial Photograph
3. Site Photographs
4. BZA Standards

# TAB 1

## Narrative Statement

The Petitioner, Wake Development, LLC, (“Wake Development”) is affiliated with a business known as Indy Boat Co. (“Indy Boat”) that provides its customers with sales, service and storage of boats and various watercraft. Indy Boat’s current location is at 9175 E. 146<sup>th</sup> Street, Noblesville, Indiana (“Primary Location”). However, due to Indy Boat’s success in serving its customers and clients, it desires a second location in Noblesville (“Satellite Location”) for purposes of storing and service maintenance of additional boats and watercraft that are not able to be stored in its Primary Location.

To this end, Wake is the contract purchaser of a site that is located within a larger light industrial complex that includes distribution and manufacturing businesses and the site has a common address of 15241 Stony Creek Way, Noblesville, Indiana (“Subject Site”). The Subject Site contains two (2) existing buildings that are currently utilized as a warehouse and distribution center.

Wake and Indy Boat desire to repurpose the existing buildings on the Subject Site to serve as its new Satellite Location to accommodate the additional storage and maintenance of boats and watercraft that cannot be stored currently in their Primary Location. All storage and service maintenance activities in the Satellite Location will occur indoors (within the existing buildings with no outdoor storage or maintenance proposed). Further, no sales will originate or occur from the Satellite Location. As a result, Indy Boat anticipates very limited customer visits to its Satellite Location, as its customers would primarily be visiting its Primary Location for sales and other needs.

Indy Boat has enjoyed being a Noblesville business and desires to better serve its customers and clients. However, in order to do so, they require Conditional Use approval for the Subject Site to operate it as their Satellite Location.

We look forward to presenting this request to the Board of Zoning Appeals at its April 3, 2023, meeting.

Respectfully submitted,

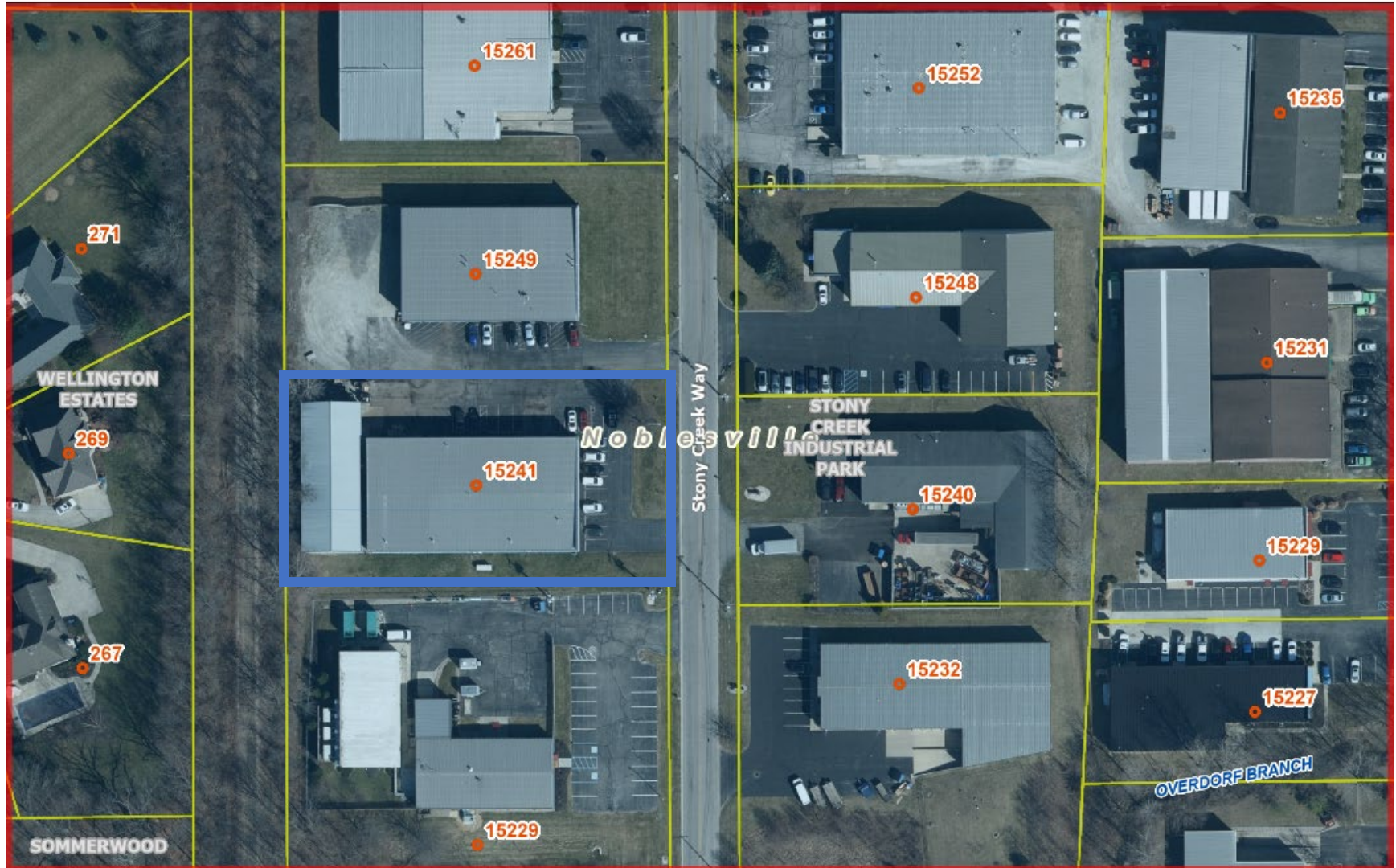


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Rick Lawrence, attorney for Wake Development, LLC and Indy Boat Co.

# **TAB 2**

# Aerial Location Map



15241 Stony Creek Way Noblesville, Indiana




# **TAB 3**



Looking Southwest from Stony Creek Way at the subject property



Looking Southwest at the buildings located on the subject property.

 <p>ENVIRONMENTAL SERVICES ASSOCIATES, LLC.</p> <p>234 West Main Street Carmel, Indiana 46032</p>	<p>15241 Stony Creek Way Noblesville, Indiana</p> <p>ESA Project # 0223-4800</p>	<p><b>Site Photographs</b></p> <p>Page 1 of 6</p>
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# TAB 4

The Noblesville Board of Zoning Appeals (BZA) is authorized to approve or deny Conditional Use requests in accordance with the terms of the Noblesville Unified Development Ordinance, Article 4, Part C. The BZA may impose reasonable conditions as part of its approval (see Indiana Code § 36-7-4-918.2).

The Board of Zoning Appeals shall review the particular facts and circumstances of each proposed Conditional Use request in terms of the following nine (9) standards. The BZA shall determine whether there is adequate evidence showing the truth of the following statements:

1. The proposed Conditional Use is, in fact, a Conditional Use established within the specific zoning district involved. Explain why this statement is true in this case:

The subject real estate is zoned I-1, which, pursuant to Appendix C, indicates Marine Craft Sales, repair, and service is a Conditional Use, requiring BZA approval.

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. Explain why this statement is true in this case:

The subject real estate is located within a light industrial subdivision with a diversity of

existing uses, including distribution, manufacturing, office, and sales. The City's

Comprehensive Plan shows this area as Innovation/Flex, which is an amalgamation of uses

similar to the existing uses within the area.

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. Explain why this statement is true in this case:

Petitioner's proposed use of the real estate will continue to be harmonious and appropriate with

the existing character of surrounding uses as the Petitioner will maintain the existing buildings

in a manner consistent with its existing use and those uses surrounding the real estate.

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4. The proposed Conditional Use will not be hazardous or disturbing to existing neighboring uses.

Explain why this statement is true in this case:

The proposed Conditional Use is similar in intensity of use to the other existing manufacturing and distribution business within the light industrial complex. Current uses are not hazardous to or disturbing to existing neighboring uses and will all occur indoors.

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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 Conditional Use shall be able to provide adequately any such services. Explain why this statement is true in this case:

The proposed Conditional Use will be adequately served by the existing public facilities as the Petitioner's proposed use does not require the expansion of any public services already provided to the site.

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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. Explain why this statement is true in this case:

The existing public facilities and services that are provided to the site are adequate for the Petitioner's proposed use of the real estate and, therefore, will not be detrimental to the economic welfare of the community.

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7. The proposed Conditional Use will not involve uses, activities, processes, materials, equipment, or 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. Explain why this statement is true in this case:

The Petitioner's proposed use of the subject real estate will not involve uses, activities, processes, materials, equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare as the proposed use (repair, display, maintenance and storage of marine equipment) does not cause unreasonable traffic, noise, smoke, fumes, glare or odors exceeding what already exists in the general area. Further, all activities will occur indoors.

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. Explain why this statement is true in this case:

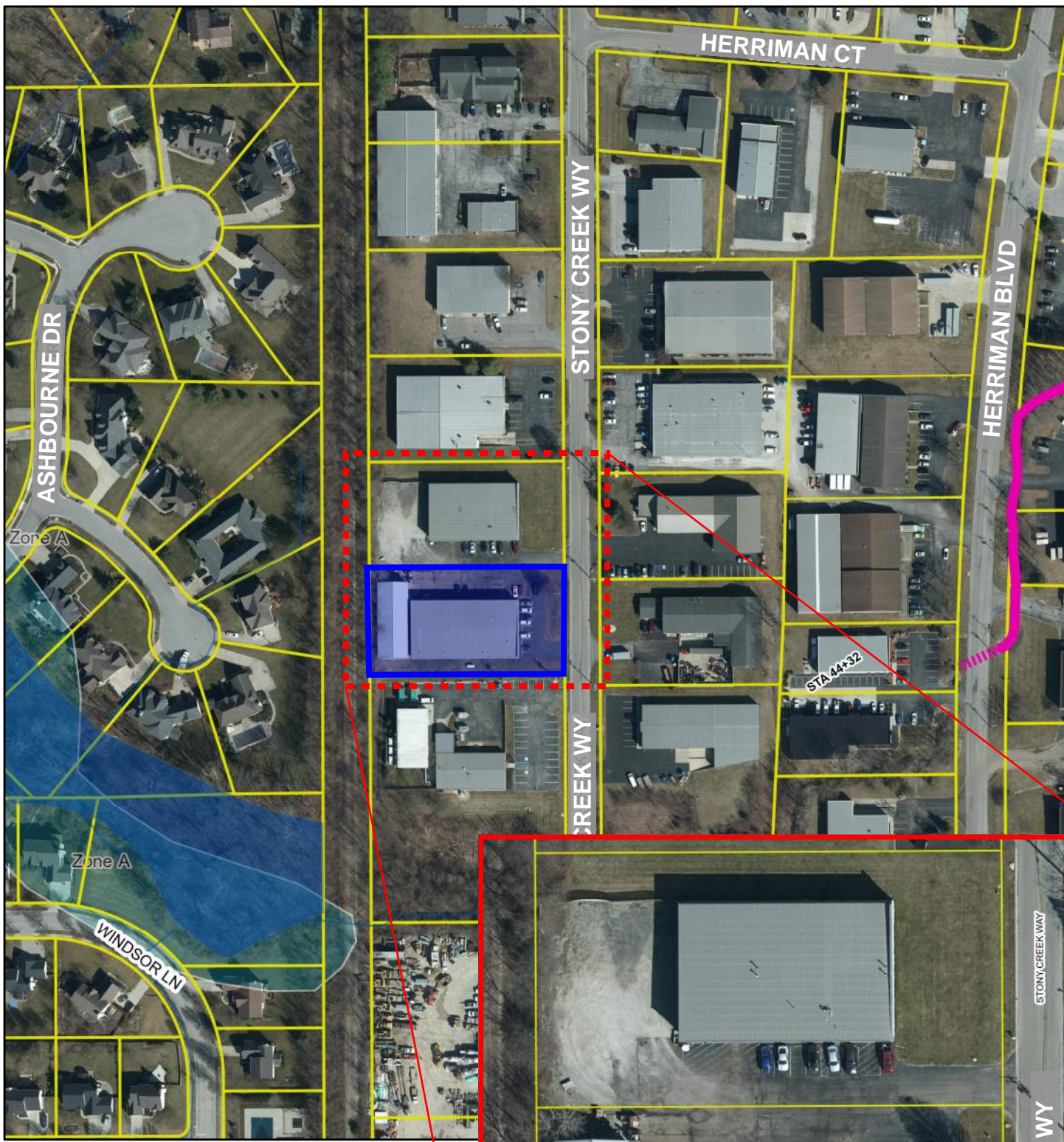
The existing vehicular approaches are adequate to service the subject real estate and shall not create any additional interference with existing traffic on surrounding public thoroughfares.

Further, Petitioner does not anticipate customer visits, but instead only employee and deliveries.

9. The proposed Conditional Use will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance. Explain why this statement is true in this case:

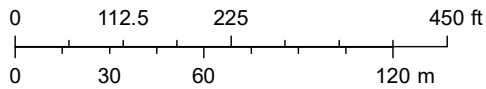
No such scenic or historic feature exists on the subject real estate. The existing buildings will remain in their current condition and all activity will occur indoors.

# Exhibit 2 – Aerial Photo

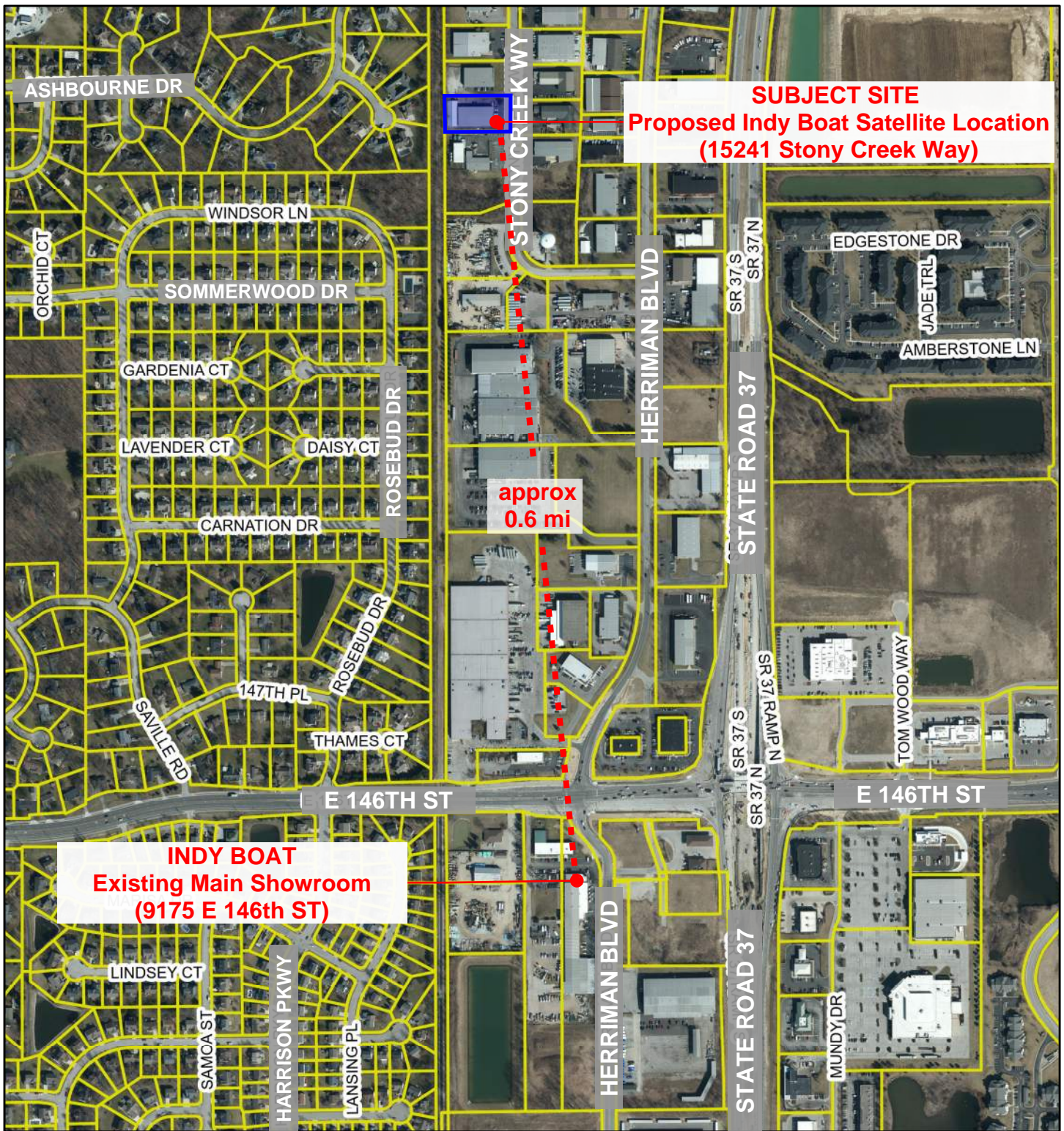


3/14/2023, 7:07:52 PM

1:2,400



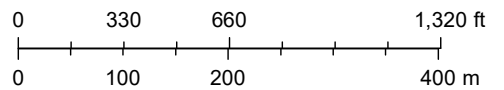
# Exhibit 2 – Aerial Photo



3/14/2023, 7:07:52 PM

1:7,200

- centerlines
- Parcels



## ***Exhibit 3 – Site Photos***



Looking at the south and east elevation of the existing building and the associated parking area in along the east and north side of the building from the southeast corner of the property



Looking at the north and east elevation of the existing buildings and the associated parking area in front of the building from the driveway of the adjacent property to the north

## ***Exhibit 3 – Site Photos***



Looking at the north side of the existing main building, the east side of the existing accessory building and the associated parking area from the adjacent property to the north



Looking at the north elevation of the existing building at the rear of the subject site and the dumpster area from the southwest corner of the neighboring property to the north



## ***Exhibit 3 – Site Photos***



Looking at the south side of the existing buildings from the area near the southwest property line of the subject property



Looking south between the existing buildings on the subject property



The existing divided mailbox located on the adjacent property to the north that may have served the subject property