



BOARD OF ZONING APPEALS FINDINGS OF FACT

APPLICATION(S): BZNA-000025-2024

PROPERTY ADDRESS: 355 Park 32 West Drive, Noblesville, Indiana

A Variance of Development Standards application was submitted to the Noblesville Planning Department for the above referenced location. The application submitted by International Disaster Emergency Service requested that approval be granted to variance of development standards application pursuant to UDO §11.D.1.D.4. to allow for a wall sign to exceed the maximum allowed square footage of the signable wall area. The Noblesville Board of Zoning Appeals conducted a hearing regarding this application on April 1, 2024. After testimony was given and evidence was presented to the Board, a motion to APPROVE was made, and the motion carried 5-0.

VARIANCE OF USE FINDINGS

In its deliberations, the Noblesville Board of Zoning Appeals weighed the evidence associated with the following criteria and made the following findings in granting the request for a Conditional Use. Consistent with Indiana Code §36-7-4-918.4 the Noblesville Board of Zoning Appeals hereby makes a determination in writing that the following are true:

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

It is likely that this variance will NOT be injurious to the public health, safety, morals, and general welfare of the community. The front façade of the building facing Park 32 West Drive, where the sign will be installed, is approximately 105 feet long and is setback from the traveled roadway approximately 100 feet. The length of the façade and the setback from the road will visually mitigate the impact of the larger logo.

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 variance. The

sign will have no impact on the use of the adjacent sites nor on the use of the subject site itself as the request is only for a logo that exceeds the UDO allowance.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property.

The strict application of the terms of the zoning ordinance WILL result in practical difficulties in the use of the property because the building façade articulation and existing architectural features make wall sign placement difficult.

The findings of fact contained herein are adopted by the Noblesville Board of Zoning Appeals on May 6, 2024. In addition, the Board of Zoning Appeals hereby adopts the following conditions to its approval with the petitioner must adhere by; failure to adhere by any of these conditions is a violation of this variance and could subject petitioner to additional action permitted by law:

1. 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.
2. 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.

Mike Field, Chairman

Caleb Gutshall, Secretary