

Agenda Item #4

Case Number	BZNA-0056-2024 / BZNA-0056-2024 / BZNA-0056-2024 / BZNA-0056-2024	Property Size	8.79 AC
Address	161 st Street & Hazel Dell Road (aka 5880 E 161 st Street)	Zoning	R-1 (Low Density Single Family Residential)
Owner	Jeremy & Amy Hochstedler	Reviewer	Rina Neeley
Applicant	Jeremy & Amy Hochstedler	BZA Meeting	May 6, 2024

Requested Action:

- a) UDO § 9.A.6.A – Board to consider a Conditional Use application to permit a tree farm with a limited commercial or retail operation on a property located within the R-1 (Low Density Single Family Residential) zoning district;
- b) UDO § 9.B.2.C.3.a – Board to consider a Variance of Development Standards application to permit the construction of a barn that exceeds the maximum sum of accessory buildings allowed for a property greater than five (5) acres;
- c) UDO § 9.B.2.E – Board to consider a Variance of Development Standards application to permit the construction of an accessory structure without a primary residential structure and use on a property within the R-1 zoning district; and
- d) UDO § 9.B.2.C.3.b – Board to consider Variance of Development Standards application to permit the construction of a barn that exceeds the maximum accessory building height allowed for a property greater than five (5) acres.

Recommendation:

Approve. See Findings of Facts for Approval on page 3 and Conditions of Approval on page 7.

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- 1. Application
- 2. Aerial Photo
- 3. Preliminary Site Plan
- 4. Other Preliminary Plans (Building Plans & Sign Plan)
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ANALYSIS

The subject site is located on the northeast corner of Hazel Dell Road and 161st Street. The petitioner's property is an undeveloped lot that has historically been used for agriculture. The property is surrounded by single family residential uses to the north, south, east and west.

Christmas Tree Farm

Agricultural uses are permitted within all zoning districts in the City of Noblesville. The Board of Zoning Appeals has the ability to grant a restricted commercial or retail operation as a component of the overall agricultural operation within any zoning district as a Conditional Use. The petitioner is requesting a Conditional Use to establish a limited retail commercial use in association with a tree farm on an 8.79-acre property within the R-1 zoning district.

The Hochstedler Farm will be a "You Pick" Christmas tree farm. The proposed use will have limited operations during the holiday season, from Thanksgiving weekend through the end of December, by providing customers an opportunity to choose and cut down their own Christmas tree. The farm would be open to the public for limited hours from Friday to Sunday or by appointment during daylight hours on other days. The retail commercial operation will include other experiences associated with the holiday season, such as workshops for making wreaths and other holiday décor, Santa visits and drinking hot cocoa, etc. Other local, hand-crafted products will be offered for sale, such as holiday decorations, candles, etc. Other than selecting and cutting down the tree, most of the activities, including tree processing, would occur within the proposed barn, allowing families and staff relief from outdoor winter weather conditions.

At full capacity, the Hochstedler Tree Farm will have approximately 15,000 Christmas trees planted over seven acres of property. According to the American Farm Bureau Foundation for Agriculture, it takes approximately 6-8 years for a Christmas tree to grow before harvest. The petitioner has requested to reserve approximately 10% of space for pre-cut Christmas trees not grown onsite. This would allow families the opportunity to enjoy the holiday farm experience without cutting down the tree themselves.

Barn

The petitioner plans to construct a barn on the property and is requesting three variances to allow:

- the construction of an accessory building without a primary building (house) on a residential property;
- a 10,000-square-foot accessory structure (9,600 square foot barn with an attached 1,400 square foot covered patio) that exceeds the maximum sum of 4,000 square feet of accessory buildings allowed on a property greater than 5 acres; and
- a 24-foot-tall barn that exceeds the maximum 20-foot height allowed for accessory structures on a property greater than 5 acres.

The undeveloped property is located within the R-1 Low Density Single Family Residential zoning district. It has been used for agricultural crops in the past, but there are no structures on the subject site. While agricultural uses are allowed within the R-1 zoning district, a barn would be considered an accessory structure. The petitioner has no plans to construct a single-family house on the property at this time. The construction of a barn on the property would allow the petitioner to store farm equipment, machinery, vehicles, and supplies within a structure and reduce vehicular trips to obtain these items from an offsite location.

Like most farms, a barn will be constructed on the property to support farm operations. As a "You Pick" Christmas tree farm, trees will need to be processed by staff after the customers select and cut down the tree. Staff processes the tree by putting it on a mechanical shaker (to remove loose needles, dead bugs, etc.), cutting a fresh stump and sending it through a netting ring. The proposed size and height of the barn will allow space for multiple tree processing stations that can accommodate trees taller trees (over 10 feet tall) where staff and customers are protected from outdoor winter weather. The barn will also include an indoor retail display and gathering area as well as bathrooms and a kitchenette so that the property owners can create a full holiday experience for farm visitors. A portion of the barn will be a dedicated office for management of farm operations. The extended size of the barn will eliminate the need for multiple structures on the property.

Farm experiences open to the public are becoming less common as family farms are sold to developers for residential or commercial development. The petitioner would like to establish the Christmas tree farm to revive a family holiday tradition that was more common in the previous decades. The proposed barn would add to the holiday farm experience by having all activities indoors, other than the selecting and cutting of the trees, making it accessible to all members of the family, from babies to grandparents, despite winter weather conditions.

CONDITIONAL USE FINDINGS

AGENDA ITEM #4:

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.

Agricultural uses are permitted within the R-1 (Low Density Single Family Residential) zoning district. Pursuant to UDO § 9.A.6.A, the Board of Zoning Appeals shall have the ability to grant a restricted commercial or retail operation as a component of the overall agricultural operation as a conditional use in any zoning district. The petitioner is requesting a Conditional Use to establish a limited retail commercial use in association with a tree farm. The Hochstedler Farm will be a "You Pick" Christmas tree farm. The proposed use will have limited operations during the holiday season, from November through December, by providing customers an opportunity to choose and cut down their own Christmas tree. The limited retail commercial operation will include other experiences associated with the holiday season, such as workshops for making wreaths and other holiday décor, Santa visits and drinking hot cocoa, etc. Other local, hand-crafted products will be offered for sale, such as holiday decorations, candles, etc.

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 Infill Residential. It is not anticipated that the tree farm with a limited retail commercial operation during the holiday season will be harmful to the public. The land will be used to grow and maintain Christmas trees (Canaan fir). The tree farm will be open to the public for retail**

commercial sales during the holiday season from November thru December. Customers will visit the farm to choose their tree, cut it down, and take it home with them. In addition, other holiday-related activities will be offered, such as workshops for making wreaths, candles, etc.

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 current use of the property is agricultural. The property owners will continue this use with a different crop. There are many farms in Noblesville that have barns. The property owners will construct a barn on their property to support the agricultural and limited retail commercial uses.

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 adjacent properties will not be affected in an adverse way. During the holiday season (between November and December) when the farm is open for business, the vehicular traffic will access the property and onsite parking area from the singular driveway off of 161st Street. Farm visitors will move through the property on dirt paths between rows of trees. Neighbors may hear holiday music and laughing families creating memories in the distance.

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. Utilities to the site and all other services provided by the City are already in place. The land owner would be responsible for refuse disposal through a private carrier. The Hochstedler Farm will provide the necessary amenities necessary to the public while on the farm. A driveway off of 161st Street will lead to the parking lot adjacent to the proposed barn. Bathrooms will be located inside the barn for customer use.

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 has access to public services. There will be no additional requirements from the public for public facilities or services. Everything needed for this experience will be located onsite and will not negatively impact the welfare of the community. In addition, the proprietors plan to support local small businesses by promoting their products and services (e.g. a local candle maker may get discovered at our tree farm, but also makes candles for all seasons).

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 smoke, fumes, glare or odors is not anticipated from the proposed use. No smoke, fumes, glare or odors should be generated from the use. The Hochstedler Farm will use common farm equipment to plant and maintain the crops on the property.

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 Hochstedler Farm will have a single vehicular approach as determined by both the Engineering Department and Street Department at the City of Noblesville.

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. It is not anticipated that the limited retail commercial use in association with the tree farm will cause destruction, loss or damage to any natural, scenic or historic features of major importance. The property is an undeveloped lot with a history of agricultural uses. The Hochstedler Farm will be planting and maintaining trees onsite. These trees will be offered for sale that will then be offered to the public to cut down and take home.

VARIANCE OF DEVELOPMENT STANDARDS FINDINGS

If the Board should decide to APPROVE the requested variance(s), 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:

It is likely that this variance will NOT be injurious to the public health, safety, morals, and general welfare of the community.

The larger pole barn will not be harmful to the public in any way. We will use this barn to store farming equipment and Christmas decor, customer bathrooms, office space, shaker stations, checkout area, and space for wreath and candle making. While some farms elect to build smaller, single use barns/sheds/buildings, we prefer to build a single, larger barn that encompasses all activities and needs under one roof.

Building a pole barn without a primary residence on the property will not be harmful to the public in any way. Our current residence is a 3 minute drive to the farm (according to Google Maps), so we are nearby in the event we are needed.

The taller pole barn will not be harmful to the public in any way. It will still be aesthetically pleasing and be masked by surrounding landscaping trees.

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. Nearby property owners may remonstrate against this petition if they believe this request will have significant adverse effects on adjacent properties.

The adjacent properties will not be affected in any adverse way by a larger pole barn. Aesthetically, the barn size will be diminished by the planting of landscaping trees that will grow larger than the barn (e.g. Canaan Fir, Quaking Aspen, and Birch trees). A larger, aesthetically pleasing barn that will be

concealed by mature trees will not detract from adjacent property values. Traffic will move throughout our property with a designated parking area to the south of the barn.

The adjacent properties will not be affected in any adverse way. An aesthetically pleasing barn without a primary residence on-site will not detract from adjacent property values.

The adjacent properties will not be affected in any adverse way. Aesthetically, the barn height will be diminished by the planting of landscaping trees that will grow taller than the building.

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:

Currently, the zoning laws only allow for a 4,000 SF structure to be constructed, however this would not meet the needs of the Hochstedler Tree Farm. Practically, it would prevent the property owners from providing the ultimate Christmas tree experience as they would not be able to provide indoor tree processing services, wreath or candle making classes, holiday shopping, Santa visits, etc.

Currently, the zoning laws only allow for a barn to be constructed with a primary residence. The property owners may build their home on the property in the future, however they have no current plans to do so. They cannot operate a Christmas tree farm without a barn constructed without a primary residence.

Currently, the zoning laws only allow for a 20' structure to be constructed, however this would not meet the needs of the Hochstedler Tree Farm. Practically, it would prevent them from providing the ultimate Christmas tree experience as they would not be able to provide shaker services or store certain equipment indoors.

RECOMMENDATIONS

AGENDA ITEM #4:

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.

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 will constitute an unnecessary hardship if applied to the property for which the variance is sought.

With the following specific conditions:

1. The onsite retail commercial operation shall be limited to the holiday season between Thanksgiving weekend through the end of December. No roadside stands or other seasonal outdoor sales shall apply to this residential property. No other uses apply unless otherwise authorized with an approved Temporary Use permit
2. The barn shall be used to support the agricultural operation on the subject property, including the storage of equipment, materials, and supplies used onsite, and the limited retail commercial operation of the Christmas tree farm during the holiday season (Thanksgiving weekend through the end of December). The barn may also be used for the storage of personal items in association with the residential home (if applicable). No other uses apply unless otherwise authorized with an approved Temporary Use permit.
3. A Temporary Use permit shall be obtained for any temporary uses that require a permit, including, but not limited to, bazaars, barn sales, weddings, or other temporary special events on the property. The event shall comply with the temporary use regulations of the Unified Development Ordinance (UDO) § 9.G.
4. The driveway to the barn and associated parking shall be paved (without curbing).
5. The proposed barn, as shown on the Preliminary Site Plan and Preliminary Building Plan, shall not exceed 10,000 square feet (9,600-square-foot barn with a 1,400-square-foot attached covered patio) in size and twenty-four (24) feet in height.
6. One (1) ground sign shall be permitted that meets the following requirements based on UDO § 11.C.1.D:
 - Maximum Sign Area: Forty-five (45) square feet
 - Maximum Ground Sign Height: Five (5) feet
 - Location: Shall be a minimum of ten (10) feet from the street right-of-way and minimum of ten (10) feet from the leading edge of the driveway. The sign shall be separated from another ground sign located on the same side of the right-of-way, a minimum distance of one hundred (100) linear feet.
 - Permitted Materials: The sign shall be constructed of materials that blend with the character of the building such as but not limited to wood, metal, or masonry. The copy shall be individually mounted channel letters, sandblasted, or etched.
 - Illumination: none
 - Landscaping: An area equal to three times the area of the sign face shall be required for base landscaping around a ground sign. The landscape area will radiate out a minimum of five (5) feet from the base of the sign shall be provided and shall be planted in such a way to substantially cover the area with landscape materials such as, but not limited to annuals, ground covers, perennials, shrubs, and ornamental trees. A mixture of plant types is required.

7. 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.
8. 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 BOARD OF ZONING APPEALS CONDITIONAL USE APPLICATION

BZNA 0056-2024

Application Number: _____

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: Hochstedler Farm

Common Address: 161st St. & Hazel Dell Rd. Noblesville, IN 46062

Applicant Name: Jeremy & Amy Hochstedler

Applicant Address: 5103 Sweetwater Dr.

Applicant City/State/Zip: Noblesville, IN 46062 E-mail: JHOCHSTEDLER@GMAIL.COM

Applicant Phone #1: 317.999.7559 Phone #2: _____ Fax: _____

Owner Name: Jeremy & Amy Hochstedler

Owner Address: 5103 Sweetwater Dr.

Owner City/State/Zip: Noblesville, IN 46062 E-mail: JHOCHSTEDLER@GMAIL.COM

Owner Phone #1: 317.999.7559 Phone #2: _____ 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: Agriculture

Common Description of Request: allow a tree farm with a limited commercial or retail operation

Zoning District of Property: R-1 Code Section(s) Appealed: UDO § _____

Date: March 20, 2024 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 Hochstedler Farm is requesting a Conditional Use in order to provide a retail experience for consumers for limited operations during the holiday season from November thru December in order to provide customers an experience to cut down their own Christmas tree and perform other related experiences (e.g. an area for workshopping, wreath making classes, etc). Other locally hand-crafted products will be offered for sale (e.g. candles made by a Noblesville citizen).

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 tree farm will not be harmful to the public in any way. We will use this land to grow and maintain Christmas trees (Canaan fir). We will provide the public an experience to come and choose their tree, cut it down, and take it home with them in addition to other holiday-related activities such as educational classes like wreath making, candle making, etc.

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:

The current use of the property is agricultural. We are maintaining this use, just with a different crop. Noblesville also possesses many farms which have barns, which we will be building on the property.

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 adjacent properties will not be affected in any adverse way. During the November/December days when the public can cut the trees down, the flow of traffic will move throughout our property with a designated parking area. They may hear holiday music and laughing families creating memories.

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 Hochstedler Farm will provide the amenities necessary to the public while on the farm. They will have a dedicated access to the property from the main road which will lead to a parking lot. There will also be bathrooms located inside of the barn for customer use.

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:

There will be no additional requirements from the public or public facilities. Everything needed for this experience will be directly on The Hochstedler Farm and will not negatively impact the welfare of the community. In fact, we believe it will help local small businesses promote their products and services (e.g. a local candle maker may get discovered at our tree farm, but also makes candles for all seasons).

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 Hochstedler Farm will use common farm equipment to plant and maintain the crops on the property and will not negatively impact the general welfare of anyone.

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 Hochstedler Farm will have a single vehicular approach as determined by City of Noblesville engineering/street department(s).

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:

The Hochstedler Farm will not in any way cause destruction, loss or damage to anything of major importance. We will be planting the trees and maintaining the trees that will then be offered to the public to cut down and take home.



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

BZNA 0057-2024

Application Number: _____

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: Hochstedler Farm

Common Address: 161st St. & Hazel Dell Rd. Noblesville, IN 46062

Applicant Name: Jeremy & Amy Hochstedler

Applicant Address: 5103 Sweetwater Dr.

Applicant City/State/Zip: Noblesville, IN 46062 E-mail: JHOCHSTEDLER@GMAIL.COM

Applicant Phone #1: 317.999.7559 Phone #2: _____ Fax: _____

Owner Name: Jeremy & Amy Hochstedler

Owner Address: 5103 Sweetwater Dr.

Owner City/State/Zip: Noblesville, IN 46062 E-mail: JHOCHSTEDLER@GMAIL.COM

Owner Phone #1: 317.999.7559 Phone #2: _____ 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: Agriculture

Common Description of Request: allow barn greater than 4,000 square feet

Zoning District of Property: R-1 Code Section(s) Appealed: UDO § _____

Date: March 20, 2024

Applicant's Signature: 

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:

The larger pole barn will not be harmful to the public in any way. We will use this barn to store farming equipment and Christmas decor, customer bathrooms, office space, shaker stations, checkout area, and space for wreath and candle making. While some farms elect to build smaller, single use barns/sheds/buildings, we prefer to build a single, larger barn that encompasses all activities and needs under one roof.

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:

The adjacent properties will not be affected in any adverse way by a larger pole. Aesthetically, the barn size will be diminished by the planting of landscaping trees that will grow larger than the barn (e.g. Canaan Fir, Quaking Aspen, and Birch trees). A larger, aesthetically pleasing barn that will be concealed by mature trees will not detract from adjacent property values. Traffic will move throughout our property with a designated parking area to the south of the barn.

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:

Currently, the zoning laws only allow for a 4,000 SF structure to be constructed, however this would not suffice for our needs. Practically, it would prevent us from providing the ultimate Christmas tree experience as we wouldn't be able to provide shaker services, wreath/candle making classes, "sip and shop", etc.



CITY OF NOBLESVILLE
BOARD OF ZONING APPEALS
VARIANCE OF DEVELOPMENT STANDARDS APPLICATION
BZNA 0083-2024

Application Number: _____

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: Hochstedler Farm

Common Address: 161st St. & Hazel Dell Rd. Noblesville, IN 46062

Applicant Name: Jeremy & Amy Hochstedler

Applicant Address: 5103 Sweetwater Dr.

Applicant City/State/Zip: Noblesville, IN 46062 E-mail: JHOCHSTEDLER@GMAIL.COM

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Owner Name: Jeremy & Amy Hochstedler

Owner Address: 5103 Sweetwater Dr.

Owner City/State/Zip: Noblesville, IN 46062 E-mail: JHOCHSTEDLER@GMAIL.COM

Owner Phone #1: 317.999.7559 Phone #2: _____ 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: Agriculture

Common Description of Request: allow construction of an accessory structure without a house

Zoning District of Property: R-1 Code Section(s) Appealed: UDO § _____

Date: March 20, 2024

Applicant's Signature: 

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:

Building a pole barn without a primary residence on the property will not be harmful to the public in any way. Our current residence is a 3 minute drive to the farm (according to Google Maps), so we are nearby in the event we are needed.

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:

The adjacent properties will not be affected in any adverse way. An aesthetically pleasing barn without a primary residence on-site will not detract from adjacent property values.

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:

Currently, the zoning laws only allow for a barn to be constructed with a primary residence. While we may build our home on the property sometime in the future, we have no current plans to do so. Therefore, unless this variance is granted, we couldn't have a tree farm as we would need a barn to be built without a primary residence.



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

BZNA 0084-2024

Application Number: _____

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: Hochstedler Farm

Common Address: 161st St. & Hazel Dell Rd. Noblesville, IN 46062

Applicant Name: Jeremy & Amy Hochstedler

Applicant Address: 5103 Sweetwater Dr.

Applicant City/State/Zip: Noblesville, IN 46062 E-mail: JHOCHSTEDLER@GMAIL.COM

Applicant Phone #1: 317.999.7559 Phone #2: _____ Fax: _____

Owner Name: Jeremy & Amy Hochstedler

Owner Address: 5103 Sweetwater Dr.

Owner City/State/Zip: Noblesville, IN 46062 E-mail: JHOCHSTEDLER@GMAIL.COM

Owner Phone #1: 317.999.7559 Phone #2: _____ 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: Agriculture

Common Description of Request: allow construction of an accessory structure greater than 20' in height

Zoning District of Property: R-1 Code Section(s) Appealed: UDO § _____

Date: March 20, 2024

Applicant's Signature: 

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:

The taller pole barn will not be harmful to the public in any way. It will still be aesthetically pleasing and be masked by surrounding landscaping trees.

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:

The adjacent properties will not be affected in any adverse way. Aesthetically, the barn height will be diminished by the planting of landscaping trees that will grow taller than the building.

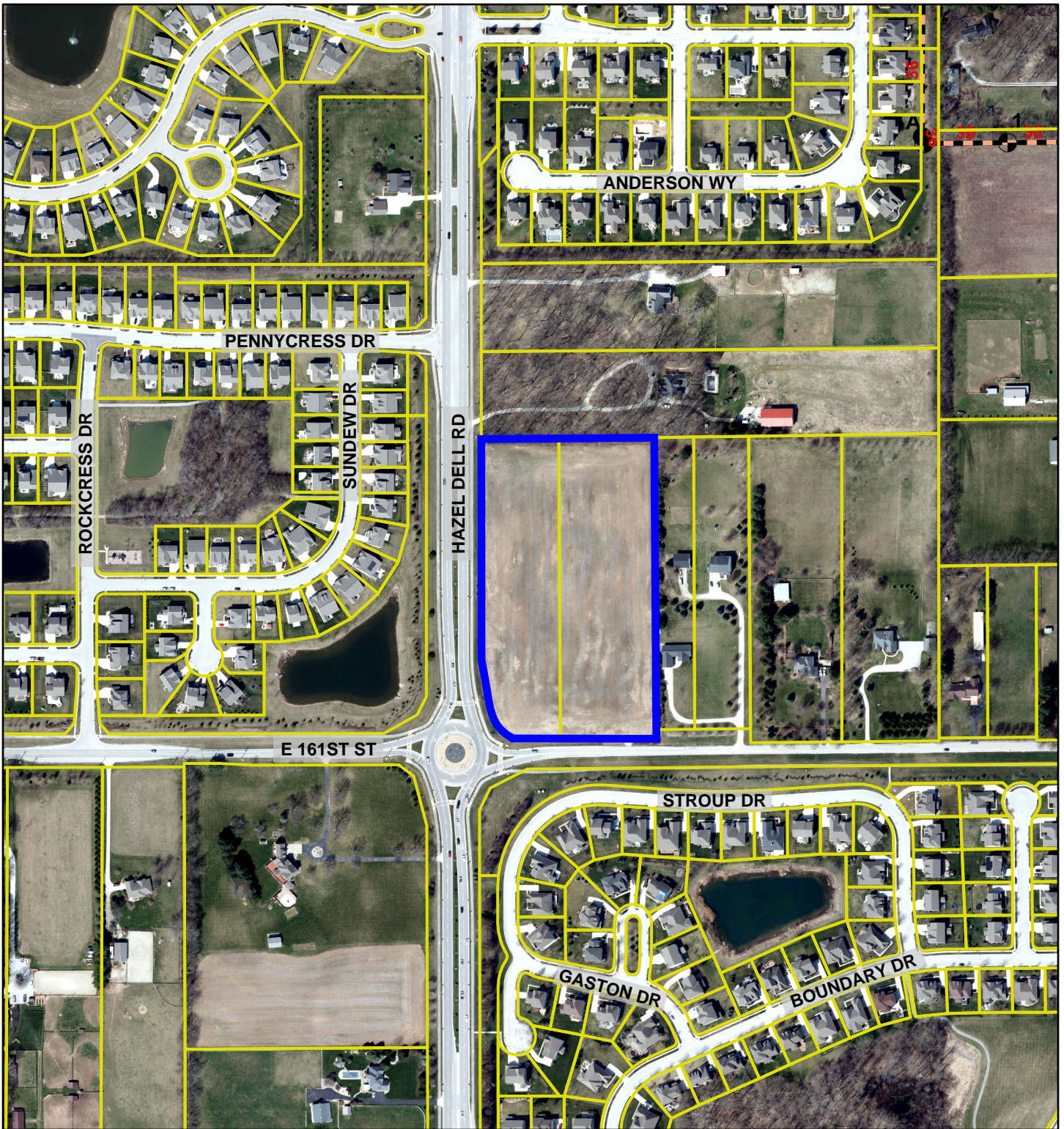
3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property. Explain why this statement is true in this case:

Currently, the zoning laws only allow for a 20' structure to be constructed, however this would not suffice for our needs. Practically, it would prevent us from providing the ultimate Christmas tree experience as we wouldn't be able to provide shaker services or store certain equipment indoors.

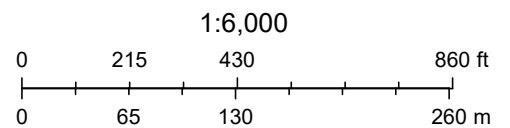
Narrative Statement:

At full capacity, the Hochstedler Tree Farm will have approximately 15,000 Christmas trees planted over seven acres of the property. The trees will take approximately seven years to grow to the size needed to be cut. We would like to include roughly 10% of space dedicated to precut Christmas trees that were not grown on site in the event we decide to go that route. This would allow families the opportunity to enjoy our farm experience over the Holiday season to pick out a Christmas tree without having to cut it down themselves. When they arrive at the farm they will be greeted with a large sign that will direct them to the farm also pointing them in the direction of the barn, hot cocoa, etc. Our retail operations will have limited hours (e.g. Friday through Sunday and by appointment during the daylight hours from the day following Thanksgiving through the month of December). When in the barn, there will be walls that will separate equipment storage (35%), restrooms (< 5%), retail space (15%) for customers to “sip and shop”, tree processing area (15%), workshop (10%), and office space for operations (20%). Also within the barn there will be a kitchen area (< 5%) and a general education area (20%) for miscellaneous activities such as wreath making, candle making, etc. We imagine that we will have a photo opportunity area that families and friends can document their adventure on the tree farm. We imagine creating an area with things such as a sleigh, decorated Christmas trees, warm blankets and possibly a visit from Santa himself. Inside the barn, they will have options to warm up with hot cider, hot cocoa, coffee and something sweet to eat. Our limited retail area will include items for sale such as candles, which would be locally made, Noblesville coffee mugs, ornaments, and other giftables for the season. You can imagine sipping your warm drink and shopping while your Christmas tree is being prepared for you to take home and decorate.

Exhibit 2 – Aerial Photo



4/16/2024, 4:28:00 PM



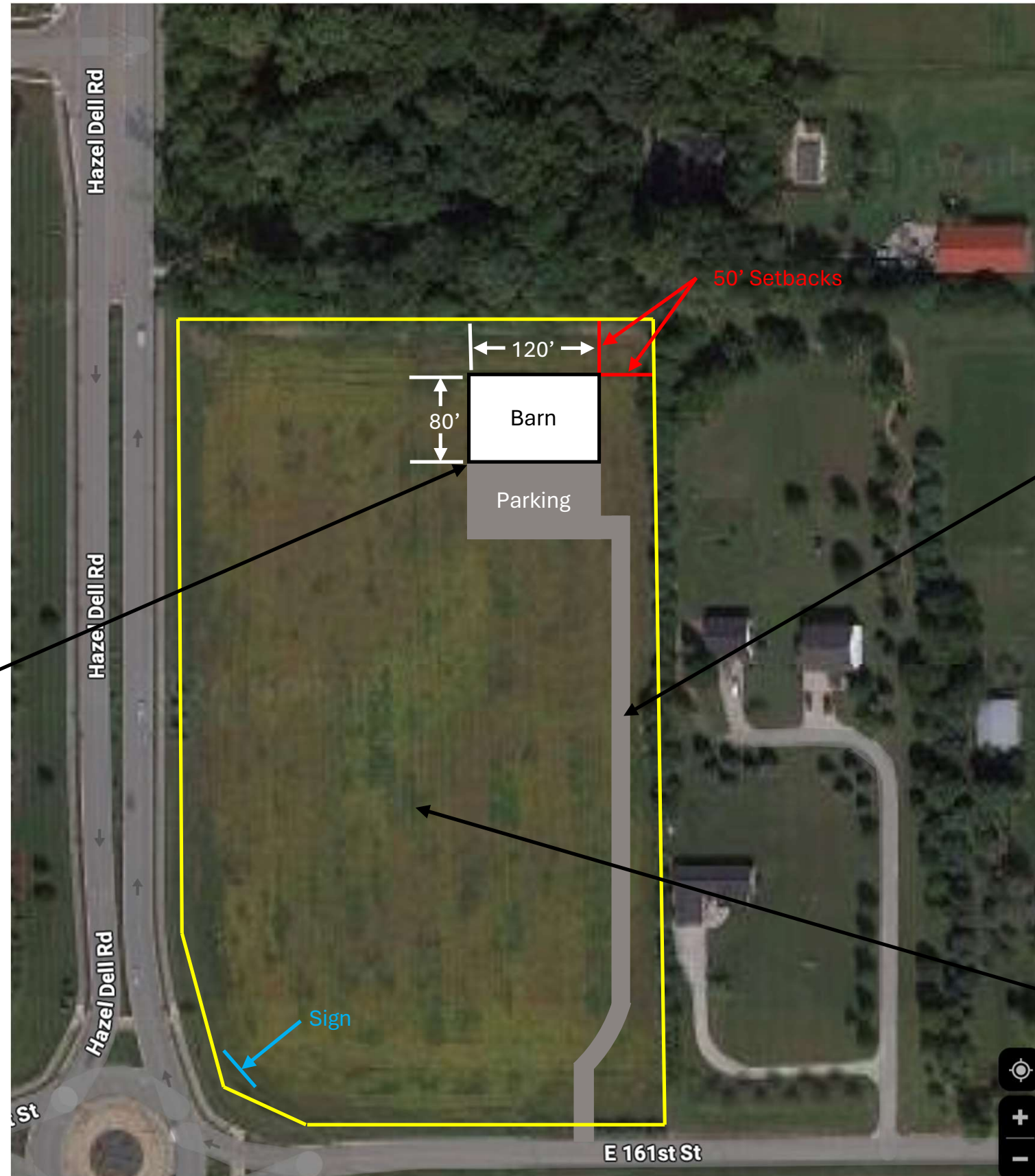
Author: Hamilton County

Hamilton County compiled this map. Although strict accuracy standards have been employed, Hamilton County does not warrant or guarantee the accuracy of the information contained herein and

Hochstedler Farm Site Plan



Note: Barn structure will be surrounded by White Birch.

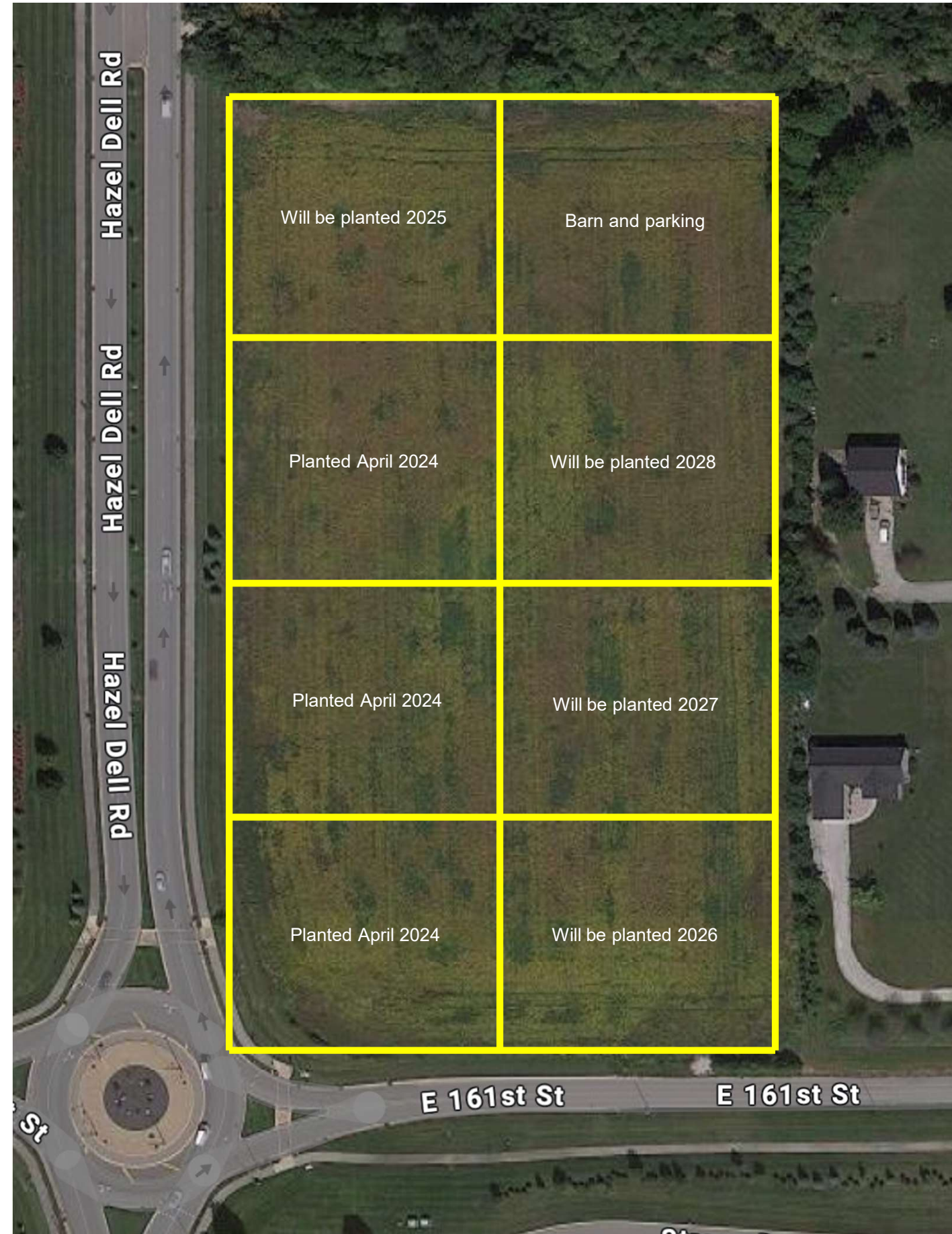


Note: Specific location of drive to be determined by city engineering office. Drive will be lined by Quaking Aspen.



Note: Remainder of farm will be planted with Canaan Fir.

Tree Planting Schedule



Hochstedler Farm Barn Elevation

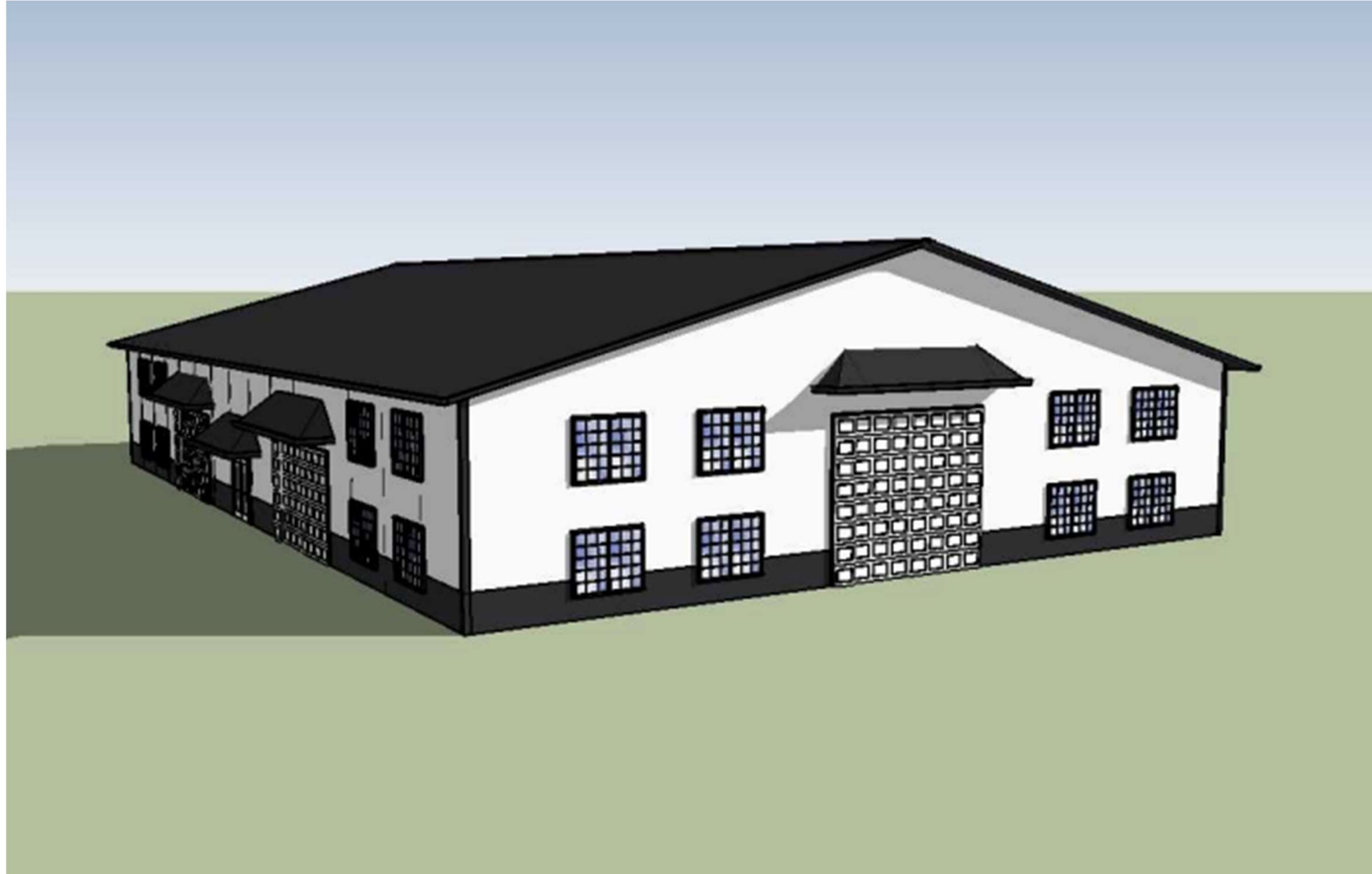
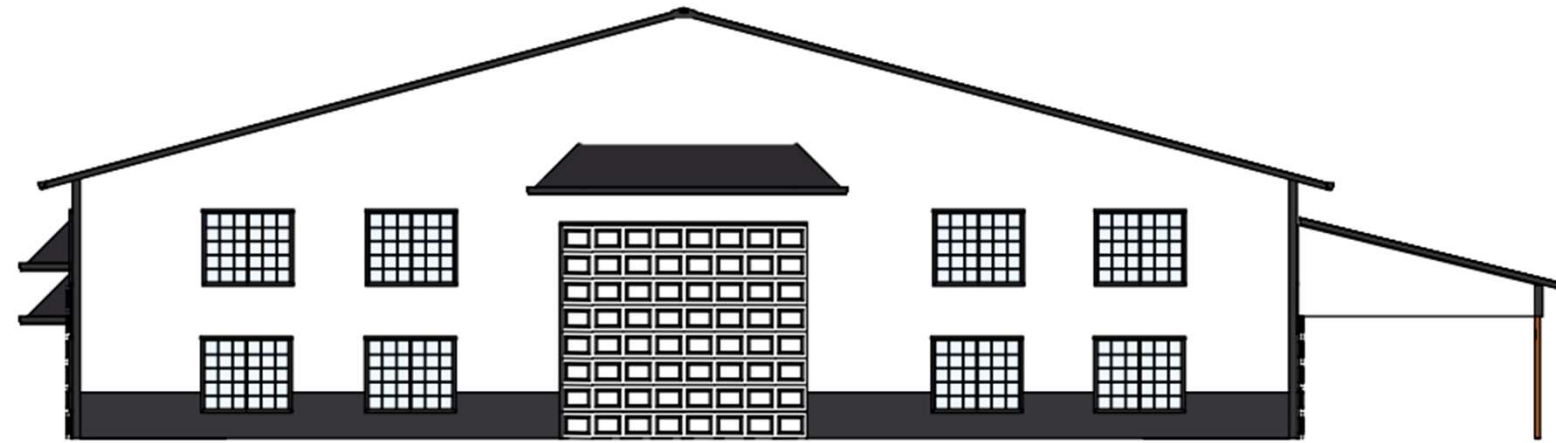
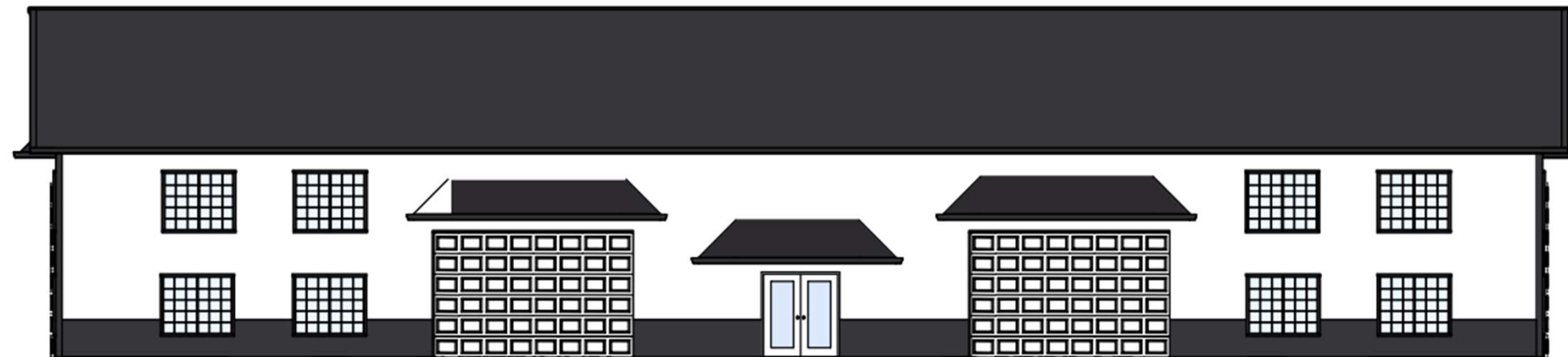


Exhibit 4 – Other Preliminary Plans (Building Plans & Sign Plan)

Hochstedler Farm Barn Elevation



EAST ELEVATION



SOUTH ELEVATION

Hochstedler Farm Barn Elevation



WEST ELEVATION

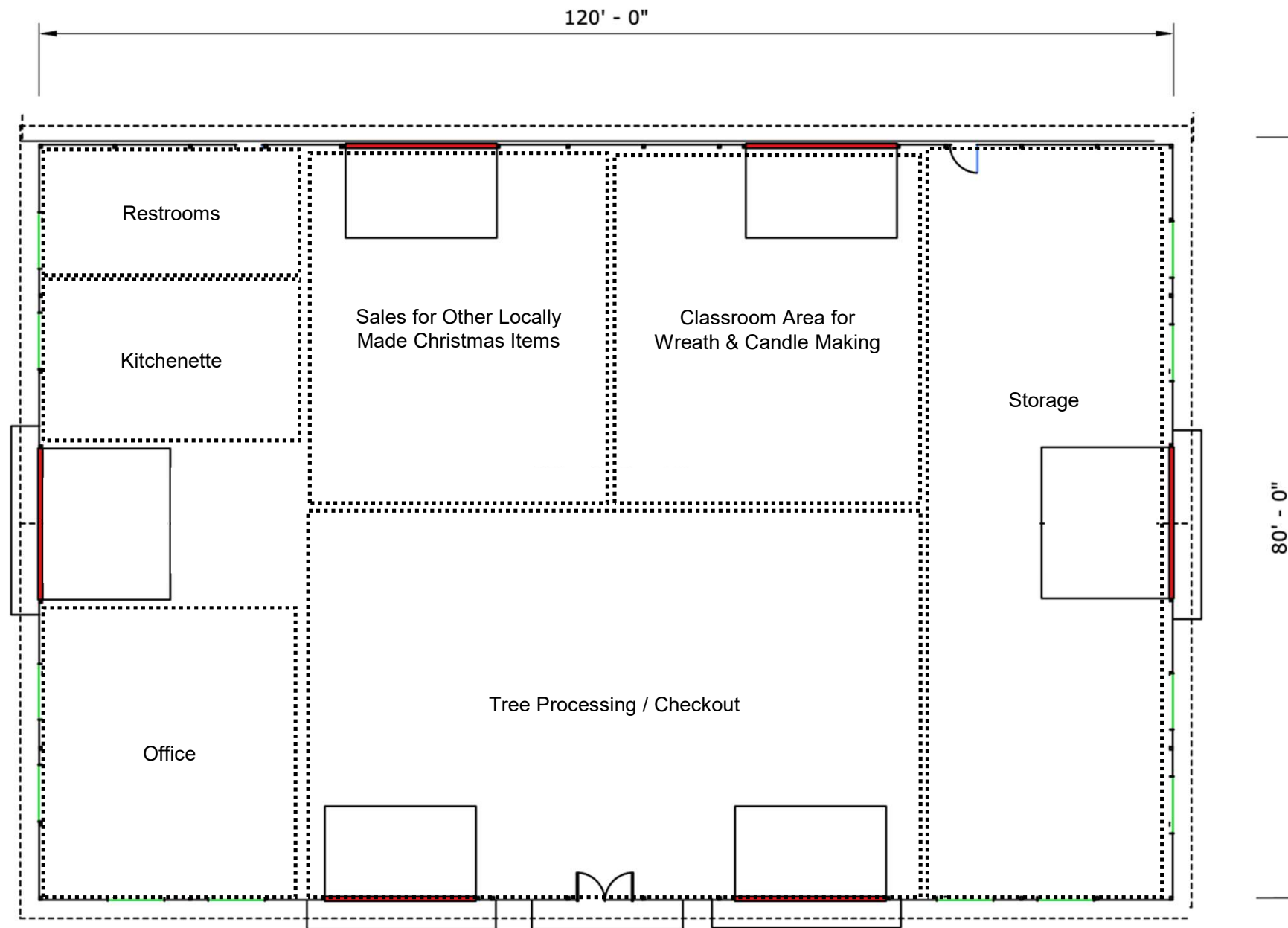


NORTH ELEVATION

Hochstedler Farm Barn Elevation



Hochstedler Farm Barn Floor Plan Layout



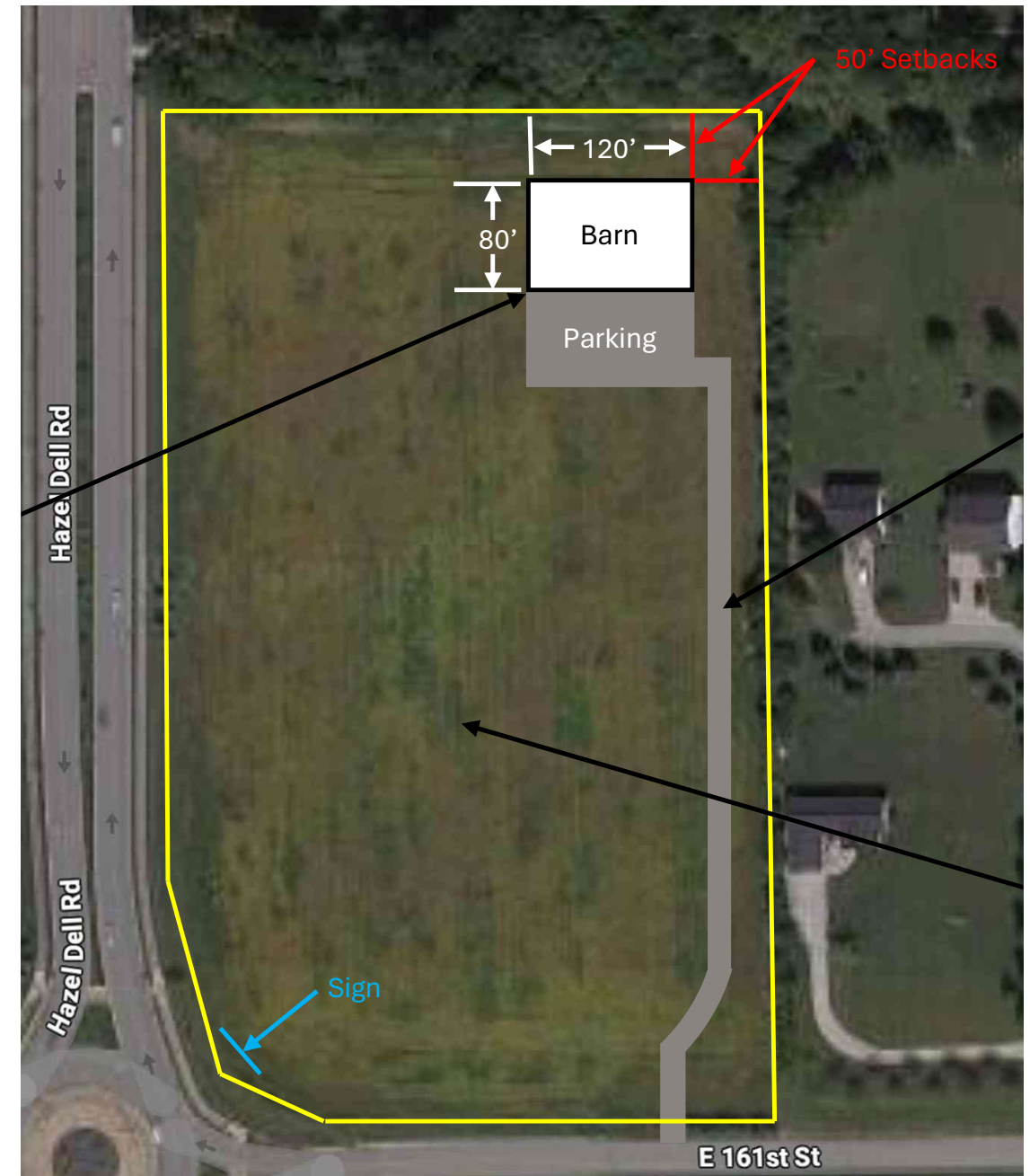
Hochstedler Farm Sign Style



masonry pillars

The proposed ground sign shall meet the the ground sign requirements based on UDO §11.C.1.D:

- Maximum Sign Area: Forty-five (45) square feet
- Maximum Ground Sign Height: Five (5) feet
- Location: Shall be a minimum of ten (10) feet from the street right-of-way and minimum of ten (10) feet from the leading edge of the driveway. The sign shall be separated from another ground sign located on the same side of the right-of-way, a minimum distance of one hundred (100) linear feet.
- Permitted Materials: The sign shall be constructed of materials that blend with the character of the building such as but not limited to wood, metal, or masonry. The copy shall be individually mounted channel letters, sandblasted, or etched.
- Illumination: none
- Landscaping: An area equal to three times the area of the sign face shall be required for base landscaping around a ground sign. The landscape area will radiate out a minimum of five (5) feet from the base of the sign shall be provided and shall be planted in such a way to substantially cover the area with landscape materials such as, but not limited to annuals, ground covers, perennials, shrubs, and ornamental trees. A mixture of plant types is required.



Note: Location to be SW corner of property (Near roundabout but abiding by all restrictions and setbacks.)

Exhibit 5 – Site Photos



Looking northeast to property from roundabout at Hazel Dell & 161st Street.



Looking southwest to the roundabout at Hazel Dell & 161st Street from the property.



Looking west from the approximate location of the driveway off of 161st Street.



Looking northwest from the approximate location of the driveway off of 161st Street.



Looking north from the southeast corner of the property.