

Agenda Item #1

Case Number	BZNA-0200-2024 / BZNA-0207-2024	Property Size	2.00 AC (86,942 SF)
Address	9881 Riverwood Avenue Noblesville, IN 46062	Zoning	R-1 (Low Density Single Family Residential)
Owner	Cory James King & Haley Jordan King	Reviewer	Rina Neeley
Applicant	Cory King	BZA Meeting	November 4, 2024

Requested Action:

- a) UDO § 9.B.2.C.2.b – Board to consider a variance of development standards application to allow the construction of a barn that exceeds the maximum height permitted (17 feet allowed; 22 feet requested); and
- b) UDO § 9.B.2.C.2.a – Board to consider a variance of development standards application to allow the combined square footage of all accessory structures to exceed the maximum square footage permitted (2,000 square feet allowed; 2,910 square feet requested).

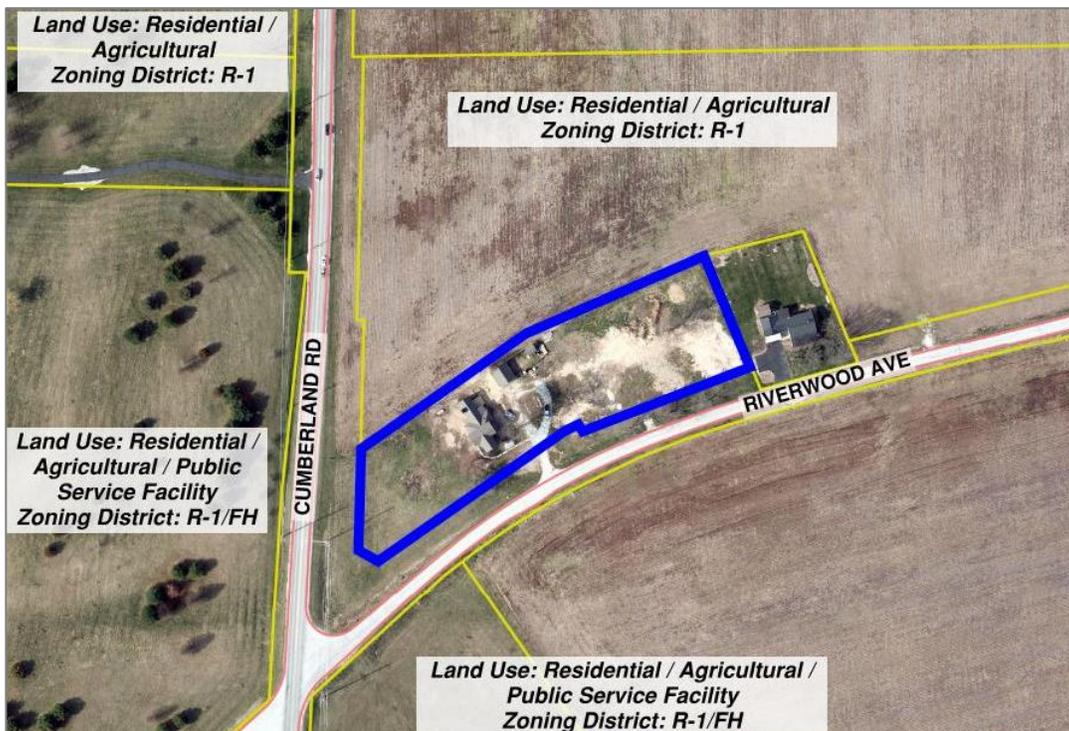
Recommendation:

Approve variance request to exceed accessory building height and deny variance request to exceed combined square footage of accessory structures. See Findings of Fact on page 4 and Conditions of Approval on page 5.

- ❖ Should the Board approve both variance requests, see Findings of Fact on page 6 and Conditions of Approval on page 7.

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ANALYSIS

The subject property is a 2-acre parcel located on the northeast corner of Riverwood Avenue and Cumberland Road. The subject site was part of a larger agricultural property to the north. This lot was created in 2022, when a plat known as Coverdale Riverwood Estates was recorded to subdivide a 12.6-acre parcel into 2 lots. The subject site is located within the R-1 zoning district and contains a turn-of-the-century farmhouse and two accessory structures. The subject property is surrounded by single-family residential, agricultural, and public service facility uses to the north, south, east, and west (Exhibit 2).

The property is developed with the original 1900s farmhouse that was remodeled in 2022, a 576 square foot detached garage and a 200 square foot shed (Exhibit 5). The original barn on the property, dating back to at least the 1930s, was demolished between 2013 and 2014 by a previous property owner. The petitioner purchased the property in 2024 and would like to construct a new barn on the property to supplement the residential use of the property.

The petitioner filed two variance applications (Exhibit 1) in association with the proposed barn to allow:

- a) the construction of a detached accessory building to exceed the maximum 17-foot height permitted; and
- b) the combined square footage of accessory structures on the property to exceed the maximum 2,000 square feet permitted.

Accessory Structure Height

The design of the proposed barn was based on the original 2-story barn that was on the property and the existing turn-of-the-century farmhouse (Exhibits 1 and 4). The original barn was constructed to meet the needs of a working farm. It is likely that the main level of the original barn housed livestock and farm equipment while the upper level was used to store hay for the livestock.

The proposed 2-story barn will supplement the existing residential use of the property by providing indoor storage of equipment and building materials used for maintaining the 2-acre property, garage space for a truck, hobby workshop, living area for the family dog(s), and a bathroom. The second floor of the proposed barn will be an unfinished area for the storage of personal items associated with a growing family. The proposed barn could accommodate an oversized, overhead garage door (for an RV or boat) in the future with a remodel of the second level to allow a higher interior clearance on the main level.

The barn, as proposed, will not exceed 22 feet in height. While the proposed barn will exceed the maximum height for an accessory structure allowed on a property between one and five acres, the structure will be less than the maximum height allowed for an accessory structure on property greater than 5 acres and the maximum height allowed for a primary structure. It is unclear whether the proposed barn will be taller than the existing farmhouse, so the following condition of approval has been added for this variance:

1. *The proposed detached accessory building shall not exceed 22 feet in height or the height of the existing house, whichever is less.*

Combined Square Footage of Accessory Structures

The barn, as proposed, is 2,334 square feet including both levels and a covered patio (Exhibit 4). The total combined square footage of the detached accessory structures on the property will exceed the maximum 2,000 square feet allowed on a property between one and five acres with the existing 576 square foot detached garage and the proposed barn (Exhibit 3). The petitioner stated that a portion of the new barn will replace the existing 200 square foot shed that is currently being used as a doghouse so the following condition of approval has been added:

3. *Any existing detached accessory structures (or portion of an existing detached accessory structure) that will be remodeled, altered or demolished so that the combined square*

footage of accessory structures on the property meets specific condition #2 shall be done prior to the issue of the Certificate of Occupancy for the building permit of the proposed barn and obtain separate permits as necessary. the shed will be demolished or removed from the property prior to the issue of the Certificate of Occupancy for the building permit of the proposed barn.

The petitioner stated that the design of the proposed barn was based on the original barn on the property. The original barn was used to support onsite agricultural and livestock operations on a working farm. It is no longer a working farm with animals. While the property is outside City limits, it does not meet the minimum 5-acres required to have farm animals. The proposed barn will supplement the residential use of the property by providing additional area for indoor storage, but there is no compelling justification to support the construction of a 2,334 square foot barn in addition to the existing, oversized 576 square foot detached garage.

Conclusion

Based on the attached variance applications and findings of fact, Staff recommends:

- a) The APPROVAL of the variance to allow the construction of a detached accessory building to exceed the maximum 17-foot height permitted with the attached conditions; and
- b) The DENIAL of the variance to allow the combined square footage of accessory structures on the property to exceed the maximum 2,000 square feet permitted.

Should the Board decide to APPROVE both variances based on the attached variance applications, Staff has included alternate findings of fact and conditions of approval.

VARIANCE OF DEVELOPMENT STANDARDS FINDINGS

AGENDA ITEM #1:

If the Board should decide to:

- APPROVE the requested variance to exceed the accessory building height; and
- DENY the requested variance to exceed the combined square footage of accessory structures on the property, 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 barn, as proposed, will be no greater than 22 feet in height and a total of 2,334 square feet in size (both levels, including the covered patio). While the total combined square footage of the detached accessory structures on the property will exceed the maximum 2,000 square feet allowed with the existing 576 square foot detached garage and the proposed 2,234 square foot barn, the accessory structures will supplement the existing residential use of the property by providing indoor storage of garden tools, equipment and building materials used for maintaining the 2-acre property, trash and recycling bins, vehicles, hobby workshop, and bathroom. A portion of the new barn will replace the existing 200 SF shed used as a doghouse which will be demolished prior to the issue of the Certificate of Occupancy for the building permit of the proposed barn. The second floor of the proposed barn will be an unfinished area for the storage of personal items associated with a growing family. The addition of the barn would allow the property owners to move items currently stored outside (trash and recycle bins, building materials, garden tools and equipment, etc.) into one of the detached accessory structures.

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. Should nothing contrary be brought to light by adjacent owners at the public hearing, it is presumed that the approval of this variance request will not have a substantially adverse effect on the use and value of adjacent properties.

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:

The strict application of the terms of the zoning ordinance for the height of the accessory structure WILL result in practical difficulties in the use of the property because the proposed barn design would not match the historic architecture of the existing farmhouse and original barn on the property. The property is developed with the original 1900s farmhouse and two detached accessory buildings, a 576 square foot garage and a 200 square foot shed that is used as a doghouse. When the property was used as a farm, it had an oversized, 2-story barn dating back to at least the 1930s. The original barn was demolished between 2013 and 2014 by a previous property owner. The design of the proposed barn

was based on the original barn that was on the property and will be architecturally compatible with the existing farmhouse, including roof pitch.

The strict application of the terms of the zoning ordinance to exceed the combined square footage of accessory structures WILL NOT result in practical difficulties in the use of the property because there is no compelling justification to support a 2,334 square foot barn including both levels and the covered patio in addition to the existing, oversized 576 square foot detached garage. While the proposed barn will supplement the residential use of the property by providing additional area for indoor storage, this can be done without exceeding the maximum combined square footage of 2,000 square feet (of accessory structures).

AGENDA ITEM #1:

APPROVE the requested Variance of Development Standards for accessory building height 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.

and

DENY the requested Variance of Development Standards to exceed the combined square footage of accessory structures based upon the following findings of fact:

- The strict application of the terms of the zoning ordinance will NOT constitute an unnecessary hardship if applied to the property for which the variance is sought.

With the following specific conditions:

1. The proposed detached accessory building shall not exceed 22 feet in height or the height of the existing house, whichever is less.
2. The combined square footage of accessory structures on the property shall not exceed a total of 2,000 square feet including all floors or levels as well as enclosed, roofed, and/or covered areas.
3. Any existing detached accessory structures (or portion of an existing detached accessory structure) that will be remodeled, altered or demolished so that the combined square footage of accessory structures on the property meets specific condition #2 shall be done prior to the issue of the Certificate of Occupancy for the building permit of the proposed barn and obtain separate permits as necessary.
4. Add gable detail similar to the existing house and detached garage to the gable on the west (front) elevation of the proposed barn.
5. The existing and proposed detached accessory structures on the property shall be used for the storage of personal materials only and shall not be used for any commercial, industrial or separate residential purpose.
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.
7. 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.

VARIANCE OF DEVELOPMENT STANDARDS FINDINGS

AGENDA ITEM #1:

If the Board should decide to APPROVE both requested variances, 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 barn, as proposed, will be no greater than 22 feet in height and a total of 2,334 square feet in size (both levels, including the covered patio). While the the total combined square footage of the detached accessory structures on the property will exceed the maximum 2,000 square feet allowed with the existing 576 square foot detached garage and the proposed 2,234 square foot barn, the accessory structures will supplement the existing residential use of the property by providing indoor storage of garden tools, equipment and building materials used for maintaining the 2-acre property, trash and recycling bins, vehicles, hobby workshop, and bathroom. A portion of the new barn will replace the existing 200 SF shed used as a doghouse which will be demolished prior to the issue of the Certificate of Occupancy for the building permit of the proposed barn. The second floor of the proposed barn will be an unfinished area for the storage of personal items associated with a growing family. The addition of the barn would allow the property owners to move items currently stored outside (trash and recycle bins, building materials, garden tools and equipment, etc.) into one of the detached accessory structures.

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. Should nothing contrary be brought to light by adjacent owners at the public hearing, it is presumed that the approval of this variance request will not have a substantially adverse effect on the use and value of adjacent properties.

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:

The strict application of the terms of the zoning ordinance WILL result in practical difficulties in the use of the property because the proposed barn design would not match the historic architecture of the existing farmhouse and original barn on the property. The property is developed with the original 1900s farmhouse and two detached accessory buildings, a 576 square foot garage and a 200 square foot shed that is used as a doghouse. When the property was used as a farm, it had an oversized, 2-story barn dating back to at least the 1930s. The original barn was demolished between 2013 and 2014 by a previous property owner. The design of the proposed barn was based on the original barn that was on the property and will be architecturally compatible with the existing farmhouse.

RECOMMENDATIONS

AGENDA ITEM #1:

APPROVE both requested Variances 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 proposed detached accessory building shall not exceed 22 feet in height or the height of the existing house, whichever is less.
2. The combined square footage of accessory structures on the property shall not exceed a total of 2,910 square feet including all floors or levels as well as enclosed, roofed, and/or covered areas. If the existing 576 square foot detached garage will remain, the size of the proposed barn shall not exceed 2,334 square feet including all floors or levels as well as enclosed, roofed, and/or covered areas.
3. Any existing detached accessory structures (or portion of an existing detached accessory structure) that will be remodeled, altered or demolished so that the combined square footage of accessory structures on the property meets specific condition #2 shall be done prior to the issue of the Certificate of Occupancy for the building permit of the proposed barn and obtain separate permits as necessary.
4. Add gable detail similar to the existing house and detached garage to the gable on the west (front) elevation of the proposed barn.
5. The existing and proposed detached accessory structures on the property shall be used for the storage of personal materials only and shall not be used for any commercial, industrial or separate residential purpose.
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.
7. 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.

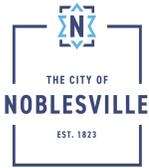


Exhibit 1 - Application

PLAN DETAILED REPORT BZNA-000200-2024 FOR CITY OF NOBLESVILLE

Plan Type: Board of Zoning Appeals	Project:	App Date: 09/18/2024
Work Class: Variance	District: Noblesville Township	Exp Date: NOT AVAILABLE
Status: Applied Online	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To:	Approval Expire Date:

Description: Variance to allow the construction of a barn that exceeds the maximum height permitted on a property between 1 and 5 acres.

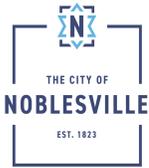
Parcel: 10-07-20-00-00-047.000 Main	Address: 9881 Riverwood Ave Main Nob, IN 46062	Zone:
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Responsible for Costs Associated with Application Cory King 9881 Riverwood Ave Noblesville, IN 46062 Home: (317) 967-1845 Business: (317) 967-1845 Mobile: (317) 967-1845	Applicant Cory King 9881 Riverwood Ave Noblesville, IN 46062 Home: (317) 967-1845 Business: (317) 967-1845 Mobile: (317) 967-1845	Responsible for Costs Associated with Application Cory King 9881 Riverwood Ave Noblesville, IN 46062 Home: (317) 967-1845 Business: (317) 967-1845 Mobile: (317) 967-1845	Property Owner Cory King 9881 Riverwood Ave Noblesville, IN 46062 Home: (317) 967-1845 Business: (317) 967-1845 Mobile: (317) 967-1845
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Note	Created By	Date and Time Created
1. –Proposed barn modified to 36x36 (1296 SF) –Existing shed (dog house) is 10x12 and will be removed after construction of barn. –APP to revise BLDG (include building height to grade and how architecturally compatible on ELEV, additional details on FLOOR, etc.), NARR (more detail) and APP-Supplement (more detail). REV Info due by Oct 14. –Discussed variance timeline, including public notices, applicant responsibilities and how VAR affects building permit. –Check with Denise re outstanding items for secondary plat (PLAT-0236-2021). The plat process needs to be completed prior to issuance of building permit.	Rina Neeley	09/26/2024
2. 10/11/2024 Created VAR to exceed combined SF of accessory structures on the property (BZNA-0207-2024). Only the most current files attached from 10/11/2024 on will be attached to this project. 10/01/2024 APP resubmitted info requested. 09/26/2024 Conducted Pre-Filing Meeting with PO/APP Cory King over the phone. 09/18/2024 VAR to exceed max 17 FT height of accessory structure filed online.	Rina Neeley	10/11/2024

Activity Type	Activity Number	Name	User	Created On
Application Check - BZA	PLACT-000204-09-2024		Amy Ely	09/19/2024

Invoice No.	Fee	Fee Amount	Amount Paid
00038892	Variances - Single Family - \$320	\$320.00	\$320.00
Total for Invoice 00038892		\$320.00	\$320.00
Grand Total for Plan		\$320.00	\$320.00



PLAN DETAILED REPORT BZNA-000207-2024 FOR CITY OF NOBLESVILLE

Plan Type: Board of Zoning Appeals	Project:	App Date: 10/11/2024
Work Class: Variance	District: Noblesville Township	Exp Date: NOT AVAILABLE
Status: Applied	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To:	Approval Expire Date:

Description: Variance to allow the combined square footage of all accessory structures to exceed the maximum square footage permitted on a property between 1 and 5 acres.

Parcel: 10-07-20-00-00-047.000 Main	Address: 9881 Riverwood Ave Main Nob, IN 46062	Zone: R1(Low Density Single Family Residential)
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Applicant Cory King 9881 Riverwood Ave Noblesville, IN 46062 Home: (317) 967-1845 Business: (317) 967-1845 Mobile: (317) 967-1845	Responsible for Costs Associated with Application Cory King 9881 Riverwood Ave Noblesville, IN 46062 Home: (317) 967-1845 Business: (317) 967-1845 Mobile: (317) 967-1845	Property Owner Cory King 9881 Riverwood Ave Noblesville, IN 46062 Home: (317) 967-1845 Business: (317) 967-1845 Mobile: (317) 967-1845	Responsible for Costs Associated with Application Cory King 9881 Riverwood Ave Noblesville, IN 46062 Home: (317) 967-1845 Business: (317) 967-1845 Mobile: (317) 967-1845
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Property Owner
 Cory King
 9881 Riverwood Ave
 Noblesville, IN 46062
 Home: (317) 967-1845
 Business: (317) 967-1845
 Mobile: (317) 967-1845

Note	Created By	Date and Time Created
1. –Proposed barn modified to 36x36 (1296 SF) –Existing shed (dog house) is 10x12 and will be removed after construction of barn. –APP to revise BLDG (include building height to grade and how architecturally compatible on ELEV, additional details on FLOOR, etc.), NARR (more detail) and APP-Supplement (more detail). REV Info due by Oct 14. –Discussed variance timeline, including public notices, applicant responsibilities and how VAR affects building permit. –Check with Denise re outstanding items for secondary plat (PLAT-0236-2021). The plat process needs to be completed prior to issuance of building permit.	Rina Neeley	10/11/2024
2. 10/11/2024 Created VAR to exceed combined SF of accessory structures on the property (BZNA-0207-2024). Only the most current files attached from 10/11/2024 on will be attached to this project.	Rina Neeley	10/11/2024

Activity Type	Activity Number	Name	User	Created On
Application Check - BZA	PLACT-000224-10-2024		Rina Neeley	10/24/2024

Invoice No.	Fee	Fee Amount	Amount Paid
00039151	Variances - Additional Fee per variance	\$50.00	\$50.00
Total for Invoice 00039151		\$50.00	\$50.00
Grand Total for Plan		\$50.00	\$50.00

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 PROPOSED BARN IS BEING BUILT TO BE USED FOR PERSONAL INDOOR STORAGE, SPACE FOR OUR DOGS TO BE HOUSED, AND WORKSPACE FOR HOBBY WORK SUCH AS WOODWORKING. NONE OF THE ABOVE ITEMS WILL BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS, OR THE GENERAL WELFARE OF THE COMMUNITY.

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:

THERE IS ONLY ONE OCCUPIED PROPERTY ADJACENT TO WHERE THE BARN WILL BE BUILT THE BARN WILL NOT IMPEDE THE USE OF THE ADJACENT PROPERTY IN ANY MANNER NOR WILL THE BARN DEVALUE THE ADJACENT PROPERTY

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:

THE ORDINANCE WE ARE REQUESTING THE VARIANCE FOR WILL IMPEDE OUR CAPABILITIES OF BEING ABLE TO USE THE UNFINISHED ATTIC SPACE AS PERSONAL STORAGE FOR OUR GROWING FAMILY. THE LOWER SPACE WILL BE USED FOR PARKING OF VEHICLES, SO THE UNFINISHED ATTIC SPACE IS IMPORTANT TO THIS BARN, THUS WHY THE HEIGHT IS NEEDED. THE RESTRICTION ALSO LIMITS THE INTENT OF TRYING TO REPLICATE THE BARN THAT WAS ONCE ON THE PROPERTY. WE ARE TRYING TO REPLICATE TO THE BEST OF OUR ABILITIES WHAT WAS ONSITE, FROM THE REMODEL OF THE EXISTING HOUSE, TO THE CONSTRUCTION OF THE BARN

9881 RIVERWOOD AVENUE – VARIANCE NARRATIVE STATEMENT

To whom it may concern,

I, Cory King, am requesting a variance for the Noblesville Unified Development Ordinance, code reference 9.B.2.C.c.b, the height of the structure shall be limited to seventeen (17) feet. The barn we are looking to build is going to be used as a personal workshop and garage space. The unfinished attic space, which pushes the barn past the height restriction is important, as our current residence does not have a basement or attic for storage for young growing family. Our family finished the remodel of the farmhouse that is on the property fall of 2023. Even though it would have been easier and made more financial sense to demolish the house, we wanted to preserve the historic nature of what is the original house, and the property. Now that the remodel of the home has been completed, we need the additional storage space for our young growing family. The barn we are looking to build on the east side of the property would be a very close replica of the barn that was originally on the property. Many people within the community have asked us about the barn, what happened to the barn, is a barn going to be built again, etc. The barn that was standing was larger than what we are proposing, so we feel it is reasonable to exceed what is allowed in the ordinance as we are keeping the barn under the size of what was actually on the property. The barn seems to have been a landmark to the community, and we want to rebuild what was once here. I have attached photos of the original barn as reference.

Thank you for your time and consideration

Cory King

BARN THAT WAS ON THE PROPERTY PRIOR TO OUR PURCHASE



DIMENSIONS PULLED OFF OF HAMILTON COUNTY GIS MAPS 2012



IMAGE OF BARN SCALED BASED OFF OF DIMENSIONS FROM ARIEL PHOTOS

58' long per maps from 2012, puts it at 34' tall to the peak



2024004666 WD \$25.00
02/13/2024 10:08:24AM 3 PGS
Trini Beaver
Hamilton County Recorder IN
Recorded as Presented

JDB



DULY ENTERED FOR TAXATION
Subject to final acceptance of transfer
13th day of February 2024 - TC
Robin M. Miller Auditor of Hamilton County
Parcel # 10-07-20-00-047.000

TAX ID NUMBER(S)
10-07-20-00-00-047.000 29-07-20-000-047.000-012

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Donald E. Jordan Jr.

CONVEY(S) AND WARRANT(S) TO

Cory James King and Haley Jordan King, Husband and Wife, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Hamilton County, in the State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 9 day of February, 2024.

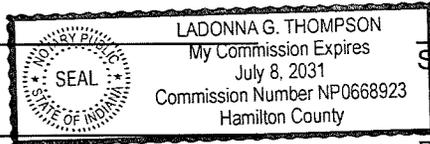
Donald E. Jordan Jr.

State of Indiana, County of Hamilton ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Donald E. Jordan Jr.** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 9 day of February, 2024

My Commission Expires:



Ladonna G. Thompson
Signature of Notary Public

Commission No.

Printed Name of Notary

Notary Public County and State of Residence

This instrument was prepared by:

Andrew R. Drake, Attorney-at-Law
Meridian Title Corporation
1120 W. Oak Street, Ste. 250, Zionsville, IN 46077

Property Address:

9881 Riverwood Avenue
Noblesville, IN 46062

Grantee's Address and Mail Tax Statements To:

9881 Riverwood Avenue
Noblesville, IN 46062

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. Andrew R. Drake

EXHIBIT A

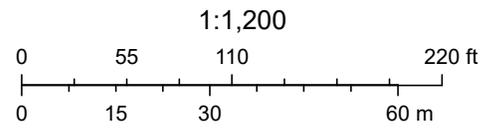
Lot 1 in Coverdale Riverwood Estates, an addition in Hamilton County, Indiana as per plat thereof recorded in Plat Cabinet 6, slide 278 as Instrument No. 2022031916 in the Office of the Recorder of Hamilton County, Indiana.

Exhibit 2 - Aerial Photo



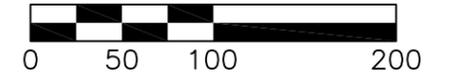
10/14/2024, 6:11:12 PM

- Edge of Pavement (2019)
- ▭ Parcels



THE WITHIN SITE PLAN WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE POLICY AND ARE THEREFORE SUBJECT TO ANY STATEMENT OF FACTS REVEALED BY EXAMINATION OF SCHEDULE "A" AND SCHEDULE "B" OF A TITLE POLICY.

LOT 1 IN COVERDALE RIVERWOOD ESTATES

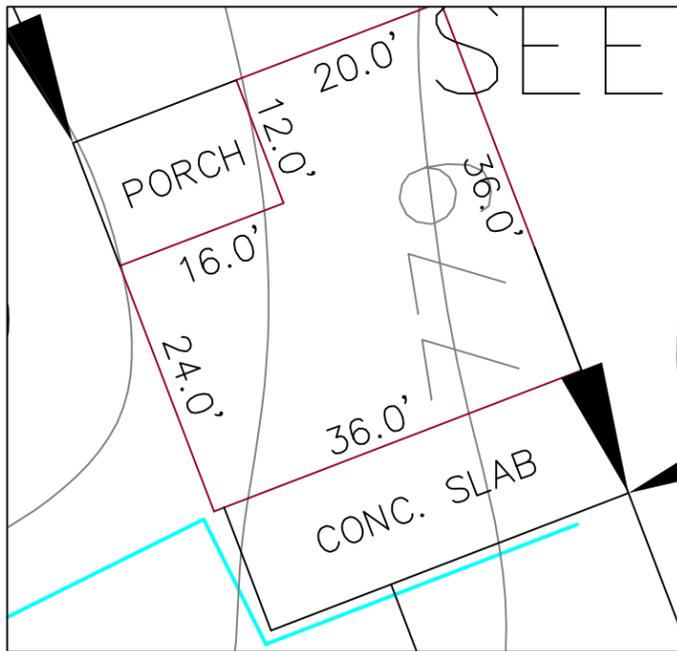


SCALE : 1" = 100'
SITE PLAN
JOB NO. B41580

811
Know what's below.
Call before you dig.
Call 811 or 1-800-382-5544 Before You Begin Any Digging Project.
Call 48 hours or 2 working days before you dig.
It's Fast, It's Easy and It's the Law in the state of Indiana!

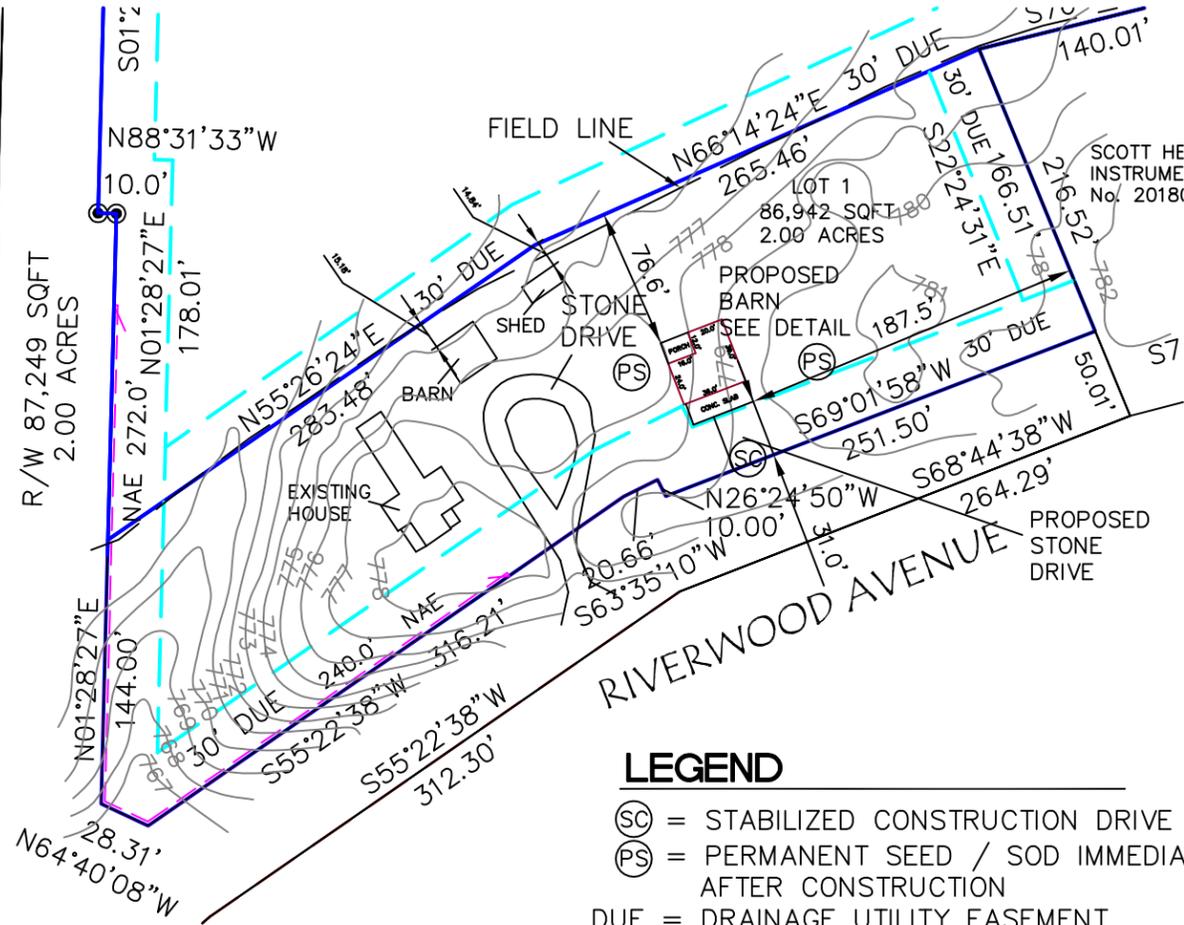
CAUTION !!
THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, VALVES, AND MARKS MADE UPON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

BARN DETAIL
NOT TO SCALE



CUMBERLAND ROAD

WEST LINE, S.W. 1/4, SEC. 20-T19N-R5E
N01°28'27"E 2631.92'
N01°28'27"E 864.45'



DESCRIPTION

LOT NUMBER 1 IN COVERDALE RIVERWOOD ESTATES AS PER PLAT OF SAID ADDITION RECORDED AS INST. #2022031916 IN PLAT CABINET 6 SLID 278 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

NOTES

- THE PROPOSED FINISH FLOOR ELEVATION FOR THE PROPOSED BARN IS 777.5
- THE PROPOSED BARN WILL TIE INTO THE EXISTING WELL AND EXISTING SEPTIC FIELD.
- SILT FENCE TO BE INSTALLED AS NECESSARY

LEGEND

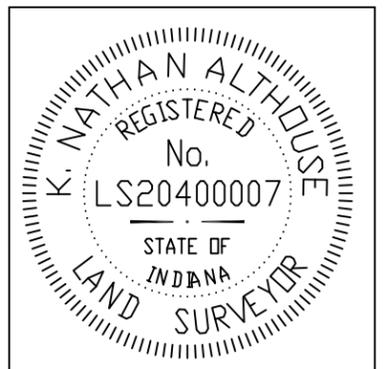
- (SC) = STABILIZED CONSTRUCTION DRIVE
- (PS) = PERMANENT SEED / SOD IMMEDIATELY AFTER CONSTRUCTION
- DUE = DRAINAGE UTILITY EASEMENT
- NAE = NON ACCESS EASEMENT

NOTE: THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

IT SHALL BE THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO VERIFY THE ACCURACY OF THE BUILDING SIZE, LOCATION AND ELEVATIONS. THE PURPOSE OF THIS DRAWING IS ONLY FOR BUILDING PERMITS.

K. Nathan Althaus

L.S. 20400007
DATE: JUNE 12, 2024
FOR: CORY KING
REVISED: SEPT. 17, 2024

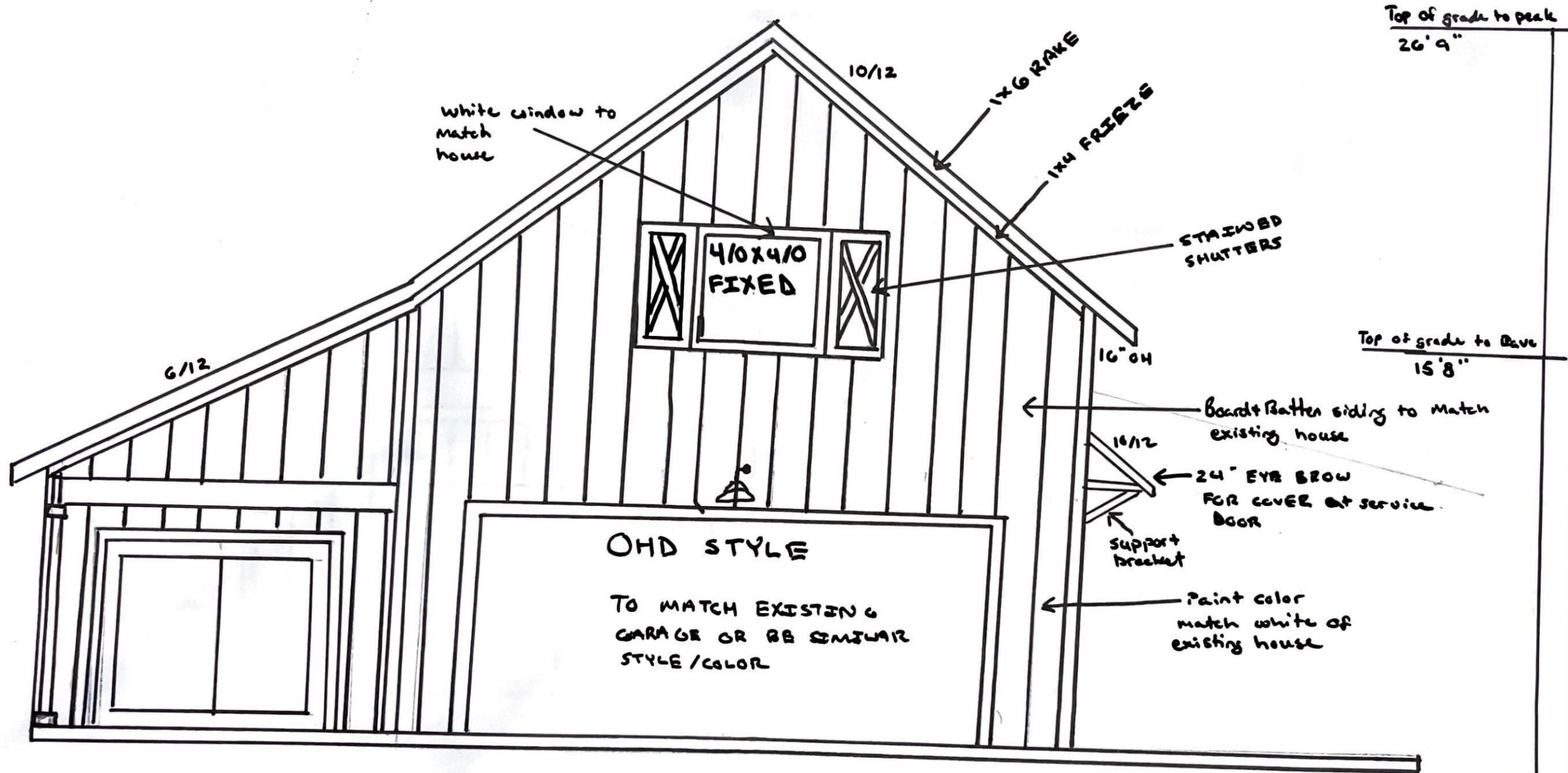


9881 RIVERWOOD AVE

MILLER SURVEYING 948 CONNER ST. NOBLESVILLE, IN. Ph. 773-2644

THIS SITE PLAN IS NOT COMPLETE AND/OR VALID WITHOUT BOTH PAGES.

Exhibit 3 - Site Plan



White window to match house

4/10x4/10
FIXED

STAINED SHUTTERS

Top of grade to peak
26'9"

Top of grade to base
15'8"

OHD STYLE

TO MATCH EXISTING GARAGE OR RB SEMIWAR STYLE / COLOR

Beard + Batten siding to match existing house

24" EYE BROW FOR COVER AT SERVICE DOOR

Support bracket

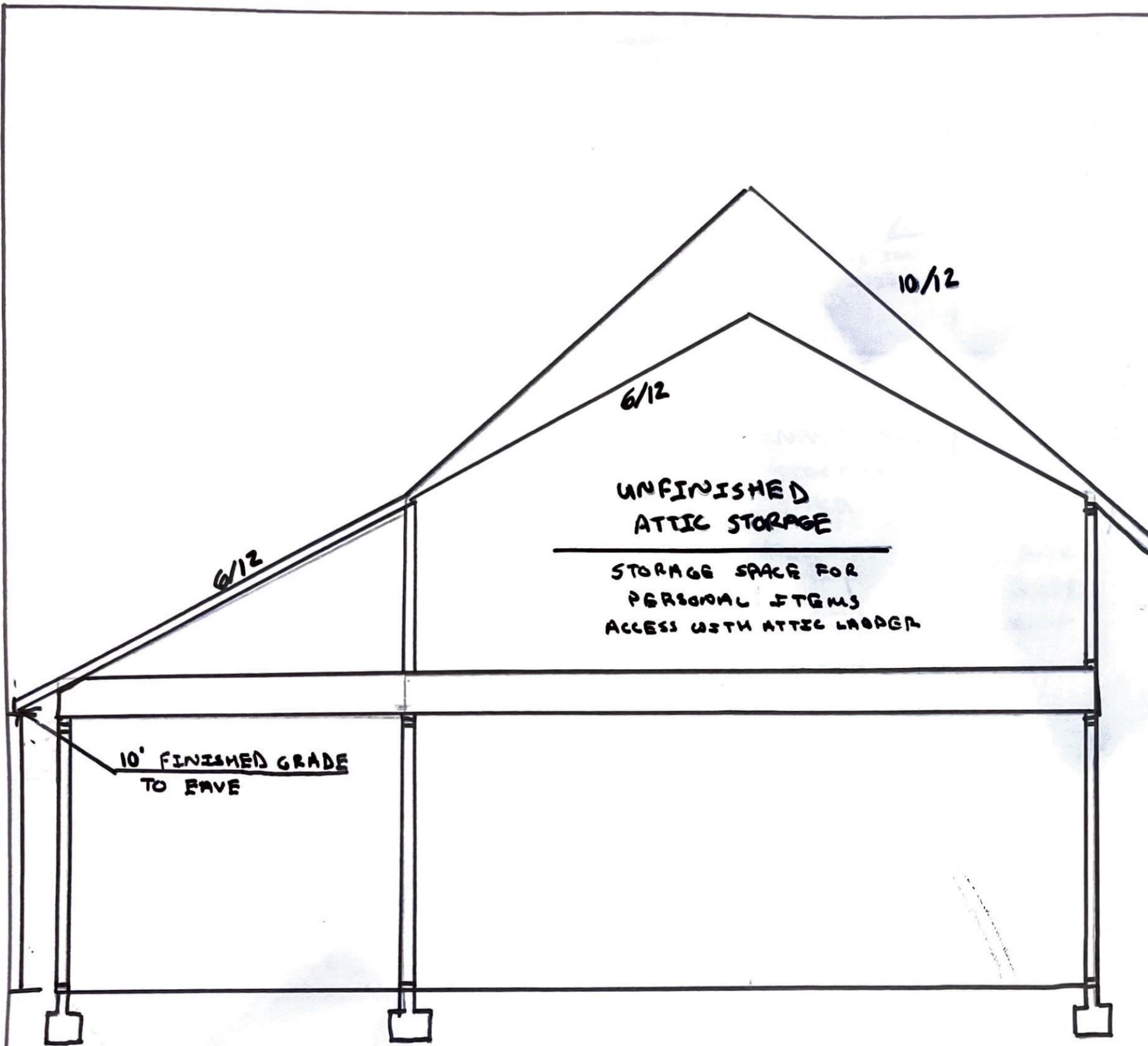
Paint color match white of existing house

1/4" = 10"

Grade is 4" below slab

SHEET DESCRIPTION	
FRONT ELEVATION	
Customer Name	Curry King
Address	9881 Riverview Ave
City/State/Zip	Noblesville, IN 46062
SHEET NUMBER	1

Exhibit 4 - Building Plans



26'5 7/8" PEAK OF RIDGE

16'5 7/8" TOP OF PLATE

9'1 1/8" TOP OF PLATE

0'0" TOP OF SLAB

1/4" = 1'0"

SHEET NUMBER
7

Customer Name: Cory King
Address: 9881 Riverwood Ave
City/State/zip: Noblesville, IN 46062

SHEET DESCRIPTION
BUILDING SECTION

Exhibit 5 - Site Photos



Looking north/northwest into subject property from driveway



Existing farmhouse, detached garage and dog area.



Location of the proposed barn.



Looking south/southeast to the subject property from the agricultural field to the north.



Looking northeast to subject property from the intersection of Cumberland Road & Riverwood Avenue.



Looking west/southwest to subject property from mailbox of the neighbor to the east.