



## BOARD OF ZONING APPEALS FINDINGS OF FACT

APPLICATION(S): BZNA-000169-2024

PROPERTY ADDRESS: 11294 Golden Bear Way, Noblesville, Indiana

A Variance of Development Standards application was submitted to the Noblesville Planning Department for the above referenced location. The application submitted by Troy Terew, True North, requested that approval be granted to variance of development standards application BZNA-000169-2024 pursuant to UDO Table 8.B. to allow for maximum lot coverage of 64 percent within the R1/PD zoning district. The Noblesville Board of Zoning Appeals conducted a hearing regarding these applications on October 7, 2024. After testimony was given and evidence was presented to the Board, motions to APPROVE were made, and the motions 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.

**The Sagamore golf course to the west, at the rear of the subject site, has several acres of unimproved land to accommodate additional water runoff.**

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 granting the requested variance. The excess lot coverage is not likely to have either visual or physical adverse effects on adjacent properties. The Sagamore HOA approved the architectural and plot plans.**

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

**The requested variance is a minor deviation from the strict application of the UDO requirement for lot coverage and will be consistent with development on adjacent properties.**

The findings of fact contained herein are adopted by the Noblesville Board of Zoning Appeals on November 4, 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 Acknowledgment 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