

Meeting Schedule

Board of Zoning Appeals meetings are held on the first Monday of every month at 6:00 PM. The 2017 meeting schedule is as follows:

January 3*
(1st Tuesday)

February 6

March 6

April 3

May 1

June 5

July 3

August 7

September 5*
(1st Tuesday)

October 2

November 6

December 4

* Dates changed due to scheduling conflicts



16 S. 10th Street

Noblesville, IN 46060

317-776-6325

www.cityofnoblesville.org



BOARD OF ZONING APPEALS
CITIZEN CONDUCT MANUAL

www.cityofnoblesville.org

What is the Board of Zoning Appeals?

The Board of Zoning Appeals (BZA or Board) is a quasi-judicial body of five members that meets on the first Monday of every month at Noblesville City Hall (Council Chambers) 16 South 10th Street, Noblesville, Indiana 46060. Three citizen members are appointed by the Mayor, one citizen member is appointed by the Common Council, and one member is appointed by the Plan Commission as the extra-territorial jurisdiction member. The Board conducts public hearings for citizen input in order to make its decisions.

FAQs

Q: May I communicate with the BZA members before the meeting?

A: No. The BZA is a quasi-judicial board and is only permitted to discuss items in a public hearing setting.

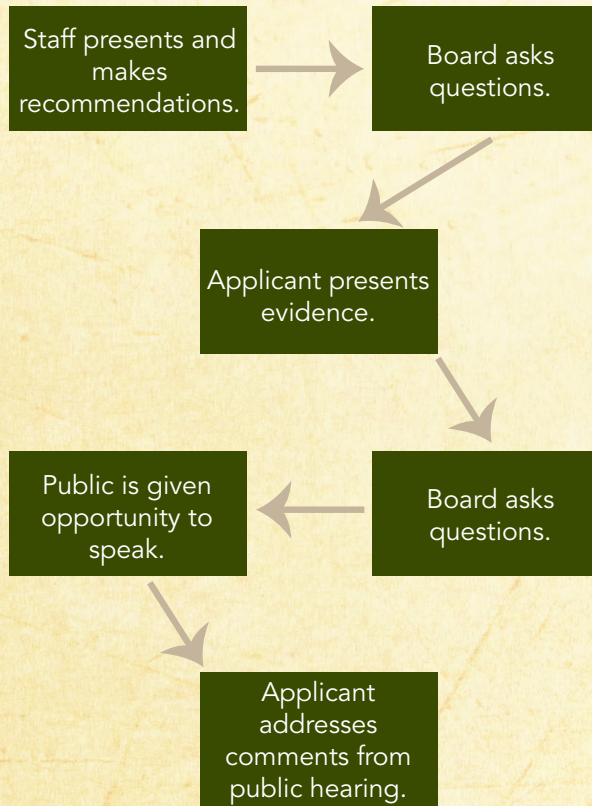
Q: How do I make comments to the BZA?

A: Comments received in writing (letter, email, and/or fax) prior to the hearing are presented to the Board for consideration at the beginning of the meeting. If you wish to speak at the meeting, please complete a "Request to Speak" form on the table at the entrance of the Council Chambers and present it to the recording secretary. When the Chairperson opens the public hearing for the item and calls your name, approach the podium, state your name and address, and state your objections or support.

Q: How do I appeal a decision of the BZA?

A: Decisions may be appealed only in the Hamilton County Circuit or Superior Courts. There is no city-level appeals process- See IC 36-7-4-1016 for details.

Meetings



Board Members

- David Burtner
- Doug DeJarnatt
- Mike Field
- Jim Hanlón
- Barry McNulty

Closing of the Public Hearing

The Chairman has the authority to increase the length of the public hearing as he/she sees fit. If the Chairperson decides that the Board has adequately heard from all parties, then he/she closes the public hearing. At this point all questions and concerns by the audience and the applicant should have already been addressed. A motion is made, and seconded, by the Board for an approval, denial, or continuance of the issue in accordance to Article X of the Rules of Procedure for the Noblesville Board of Zoning Appeals. A record of the proceedings and votes will be kept by the Recording Secretary and filed in the Planning Department Office at 16 South 10th Street, Suite 150, Noblesville, Indiana 46060.

Powers and Duties of the BZA

The BZA shall hear and rule on the following types of requests:

- Appeals of the Director's/Historic Preservation Commission's decisions.
- Variances from the Development Standards of the Zoning Ordinance.
- Land Use Variances as identified by state statute.
- Conditional and Contingent Uses as identified in the Zoning Ordinance.
- Interpretations of the wording of the Zoning Ordinance.
- Determinations of all questions concerning the exact location of the district boundary line(s), in accordance with the Zoning Ordinance.