



CITY OF NOBLESVILLE  
BOARD OF ZONING APPEALS  
VARIANCE OF USE APPLICATION

Application Number: BZNA-0913-2016

The undersigned requests a Variance of Use 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: Hamilton Co. Revit Corp  
Common Address 697 South St, Noblesville

Applicant Name: Hamilton Co. Revit Corp

Applicant Address: 124 Lansdowne Dr Noblesville IN 46060

Applicant City/State/Zip: Noblesville IN E-mail: rocky@milltop-indy.com

Applicant Phone #1: 317-340-4802 Phone #2: 46060 Fax: \_\_\_\_\_

Owner Name: Hamilton Co. Revit Corp

Owner Address: 124 Lansdowne Dr

Owner City/State/Zip: Noblesville IN E-mail: rocky@milltop-indy.com

Owner Phone #1: 317-340-4802 Phone #2: 46060 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: Industrial

Common Description of Request: Log Cabin Building

Zoning District of Property: IN Code Section(s) Appealed: UDO § \_\_\_\_\_

Date: 5/15/16 Applicant's Signature: [Signature]

The Noblesville Board of Zoning Appeals (BZA) is authorized to approve or deny Variances of Use from the terms of the Unified Development Ordinance. The BZA may impose reasonable conditions as part of its approval. A Variance of Use may be approved only upon a determination in writing that the following five (5) statements are true (see Indiana Code § 36-7-4-918.4):

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 revitalization of this property will enhance the beauty of the neighborhood. This property is currently a rundown house and what is left not safe.

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:

This renovation should improve the value of adjoining property and will be consistent with Comprehensive master plan of Noblesville for the area.

3. The need for the proposed variance arises from some condition peculiar to the property involved. Explain why this statement is true in this case:

It is zoned industrial because of historical zoning of area

4. The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which this variance is sought. Explain why this statement is true in this case:

Conflicts with master plan

5. The approval of this variance does not interfere substantially with the provisions of the Comprehensive Master Plan for the City of Noblesville, Indiana. Explain why this statement is true in this case:

IT follows the master plan

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From: H. Shanehsaz, Manager  
Hamilton County Revitalization Corp.  
697 South street  
Noblesville IN 46060

May 26,2016

Proposed use of the 697 South street Site:

As plans indicate, this property will be developed as commercial retail space with outside looking like log home. Other possible use to be office space, operated by Hamilton County Revitalization corp. The floor plan is to stay the same as existing structure but interior will be mostly open space. I plan to use log cabin kit made of two story space to match the surrounding area.

Thank you

A handwritten signature in black ink, appearing to be 'H. Shanehsaz', with a long horizontal flourish extending to the right.