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Noblesville
Planning Department

CITY OF NOBLESVILLE ♦ VARIANCE OF USE APPLICATION



CITY OF NOBLESVILLE
BOARD OF ZONING APPEALS
VARIANCE OF USE APPLICATION

Application Number: BZNA-1007-2016

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: Transformations Center for Healing

Common Address 2222 Sheridan Road Noblesville, IN 46062

Applicant Name: Transformations Center for Healing

Applicant Address: P.O. Box 384

Applicant City/State/Zip: Noblesville, IN 46061 E-mail: transformationscfh@gmail.com

Applicant Phone #1: 317-502-2231 Phone #2: N/A Fax: N/A

Owner Name: Life Church Assembly of God Inc

Owner Address: 9820 E 141st Street

Owner City/State/Zip: Fishers, IN 46038 E-mail: maria@lifechurchin.com

Owner Phone #1: 317-776-1375 Phone #2: 317-219-7373 Fax: N/A

Property Location: Not located in a recorded subdivision, see legal description attached.

Subdivision Name: _____

Subdivision Section: _____ Lot Number: _____ Last Deed of Record Number 2014008480

Existing Land Use: Unoccupied Real Estate

Common Description of Request: Residential recovery center; convalescent, nursing, or rest home

Zoning District of Property: 11 Code Section(s) Appealed: UDO §

Date: 9.20.16 Applicant's Signature: [Handwritten Signature]

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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:

Transformations Center for Healing's mission is to provide a holistic, Christ-centered residential recovery program for woman suffering from substance use disorder. Our goal is to improve the quality of life to those suffering in our community by offering an opportunity to find healing and freedom from substance use disorder. Hamilton County is has been devastaed by the heroin and opiate epidemic, ~~yet we do not have any long-term treatment options. We will meet a serious need in Hamilton County.~~

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:

Transformations Center for Healing will be increaseing the value of the property by making positive repairs and renovations to both the inside and outside of the home, as well as providing upkeep of the propety. Transformations Center for Healing will enforce strict rules for residents of the program (please see attached Resident Handbook).

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:

The property is currently considered a parsonage and is unoccupied. The owners do not intend to use the property to occupy a resident nor do they intend to sell the property. It is currently zoned R-1 Single Family Resident. The land use variance for purposes of convalescent, nursing, or rest home would allow Transformations Center for Healing to occupy the residence in order to meet a great need in the community.

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:

Transformations Center for Healing is an exempt organization as described in Section 501(c)(3) of the Internal Revenue Code; EIN 81-1358276 (please see attached Letter of Exemption). As a public charity and in line with our vision, it is our duty to provide substance use recovery services to individuals so that we can improve the lives and well-being of community members. Any unnecessary strict terms will make it difficult for Transformations Center for Healing to carry out our mission.

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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:

The Comprehensive Master Plan for the City of Noblesville will not be impacted by the proposed land use variance. The home at 2222 Sheridan Rd will be used on a temporary basis for Transformations Center for Healing and will remain under the ownership of Life Church Assembly of God.
