



CITY OF NOBLESVILLE
BOARD OF ZONING APPEALS
VARIANCE OF DEVELOPMENT STANDARD APPLICATION

Application Number: 1040-2016

The undersigned requests a Variance of Development Standards 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: _____

Common Address 1466 Rolling Ridge Dr. Noblesville, TN 46060

Applicant Name: David A. Ellis

Applicant Address: 14964 Dry Creek Rd

Applicant City/State/Zip: Noblesville, IN 46060 E-mail: dave@christianbrothersinvestments.com

Applicant Phone #1: 317-927-5877 Phone #2: _____ Fax: _____

Owner Name: Rob Stubbs

Owner Address: 9954 Logwood Ct

Owner City/State/Zip: Indianapolis, IN 46280 E-mail: rob.stubbs@expresspros.com

Owner Phone #1: 317-225-0528 Phone #2: _____ 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: _____

Common Description of Request: _____

Zoning District of Property: R-3 Code Section(s) Appealed: UDO § 9.B.2.C.1.C

Date: 10-31-16 Applicant's Signature: David A Ellis

The Noblesville Board of Zoning Appeals (BZA) is authorized to approve or deny Variances of Development Standard from the terms of the Unified Development Ordinance. The BZA may impose reasonable conditions as part of its approval. A Variance of Development Standard 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:

Rebuilding a garage on the existing foundation does not change the footprint of the property.

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:

The garage that was replaced is exactly located in the location of the previous garage.

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 old garage was in poor condition. The new garage is safe and functional.
A six foot setback is not possible at this time, not to mention how a 6 foot setback would impact the existing use of the primary use of the property as a single-family residence.

State Parcel Number: 29-11-06-404-005.000-013

Parcel Number: 11-11-06-04-04-005.000

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

John A. Johnson

CONVEYS AND WARRANTS TO

Rob Stubbs, for Ten Dollars (\$10.00) 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:

Lot Numbered 58 in Lakecrest Addition, an addition to the City of Noblesville, Hamilton County, Indiana, as per plat thereof recorded in Plat Book 2, page 187, in the Office of the Recorder of Hamilton County, Indiana.

Subject to real estate taxes now due and payable and thereafter.

Subject to easements, restrictions and covenants of record.

IN WITNESS WHEREOF, the Grantor has executed this deed this 24 day of June, 2016


John A. Johnson

State of Indiana, County of Marion ss:

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

Witness, my hand and seal this 24 day of June, 2016

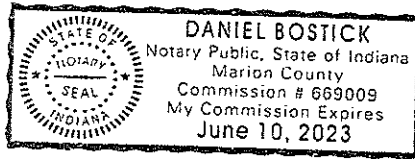
My Commission Expires: _____



Signature of Notary Public

Printed Name of Notary Public

Notary Public County and State of Residence



This instrument was prepared by:
Adam Habig, Attorney-at-Law
1848 Alabama Street, Indianapolis, IN 46202

Property Address:

**1466 Rolling Ridge Drive
Noblesville, IN 46060**

Grantee's Address and Mail Tax Statements to:

I affirm, under penalties for perjury, that I have taken reasonable care to redact each social security number in this document unless required by law. Adam Habig

SURVEYOR LOCATION REPORT

I hereby certify to the parties named above that the real estate described herein was inspected under my supervision on the date indicated and that to the best of my knowledge, this report conforms with the requirements contained in Sections 27 through 29 of 865 IAC 1-1-12 for a SURVEYOR LOCATION REPORT. Unless otherwise noted there is no visible evidence of possession lines found.



Scale: 1"=30'

Legend

B.L.	Building Line
U.S.	Utility Strip
R/W	Right-of-Way
x	Fence±

Note: Fence locations shown are approximate. An accurate boundary survey is required to determine exact locations.



HAHN SURVEYING GROUP, INC.
 Surveyors & Engineers
 2850 E. 96th Street, Indianapolis, IN 46240
 PHONE: (317) 846-0840 / (317) 846-4119
 FAX: (317) 846-4298 / (317) 582-0662
 EMAIL: orders@hahnsurveying.com
 www.hahnsurveying.com



CERTIFIED: 10/27/2016

Chad L. Brown
 Chad L. Brown
 Registered Land Surveyor,
 Indiana #21100002
 Drawn By: MAH
 Job No.: 2016102188
 Sheet 2 of 2

SURVEYOR LOCATION REPORT

This report was prepared only for:

THIS REPORT IS DESIGNED FOR USE BY A TITLE INSURANCE COMPANY WITH RESIDENTIAL LOAN POLICIES. NO CORNER MARKERS WERE SET AND THE LOCATION DATA HEREIN IS BASED ON LIMITED ACCURACY MEASUREMENTS. THEREFORE, NO LIABILITY WILL BE ASSUMED FOR ANY USE OF THIS DATA FOR CONSTRUCTION OF NEW IMPROVEMENTS OR FENCES. THIS REPORT IS NOT INTENDED TO REPRESENT A SURVEY, NOR IS IT INTENDED TO BE USED BY AND/OR BENEFIT THE BORROWER(S).



PROPERTY ADDRESS: 1466 Rolling Ridge Drive, Noblesville, IN 46060

PROPERTY DESCRIPTION: Lot Numbered 58 in Lakecrest Addition, an addition to the City of Noblesville, Hamilton County, Indiana, as per plat thereof recorded in Plat Book 2, page 187, in the Office of the Recorder of Hamilton County, Indiana.

This is to certify that the subject property does not lie within that Special Flood Hazard Area Zone "A". The accuracy is subject to map scale uncertainty and to any other uncertainty in location or elevation on Community Panel Number 18057C 0142G of the Flood Insurance Rate Maps, effective date November 19, 2014.

BORROWER(S): David Ellis



HAHN SURVEYING GROUP, INC.

Surveyors & Engineers

2850 E. 96th Street, Indianapolis, IN 46240

PHONE: (317) 846-0840 / (317) 846-4119

FAX: (317) 846-4298 / (317) 582-0662

EMAIL: orders@hahnsurveying.com

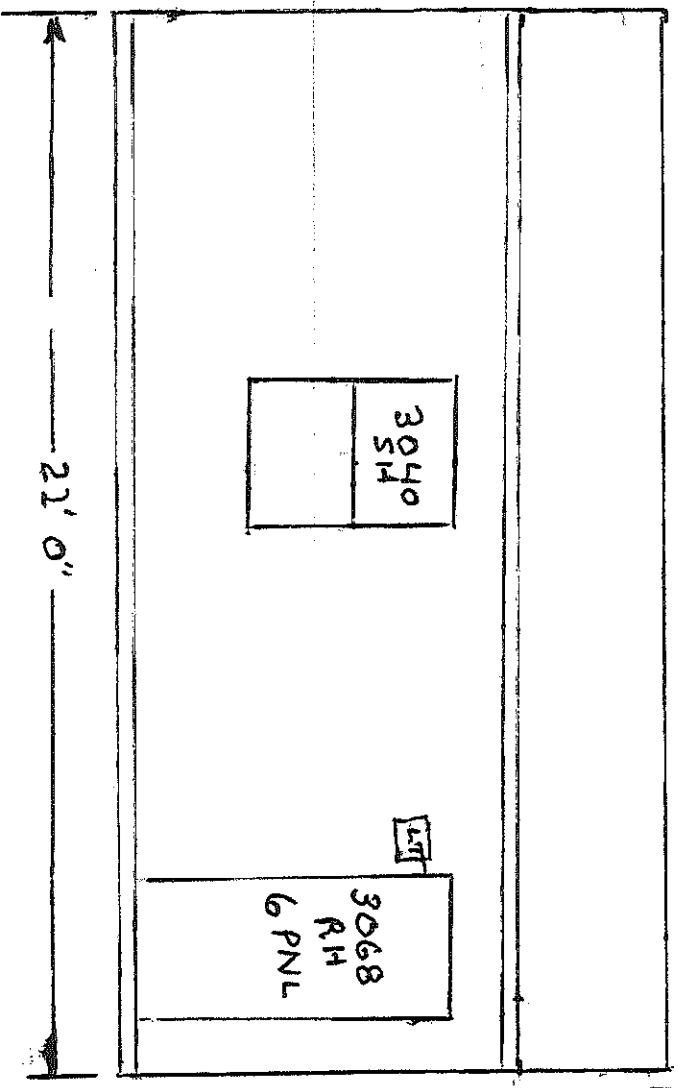
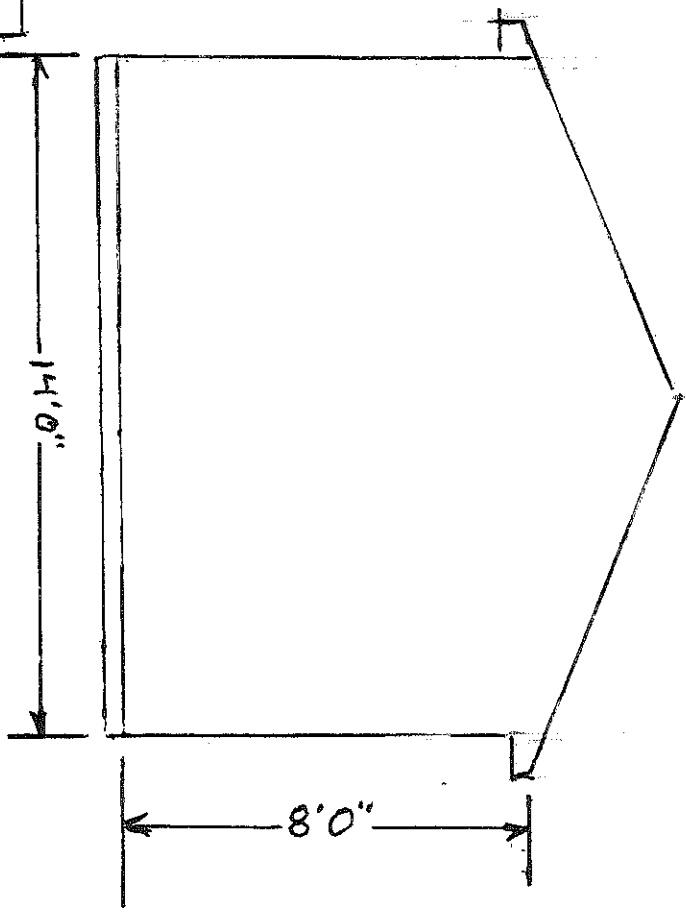
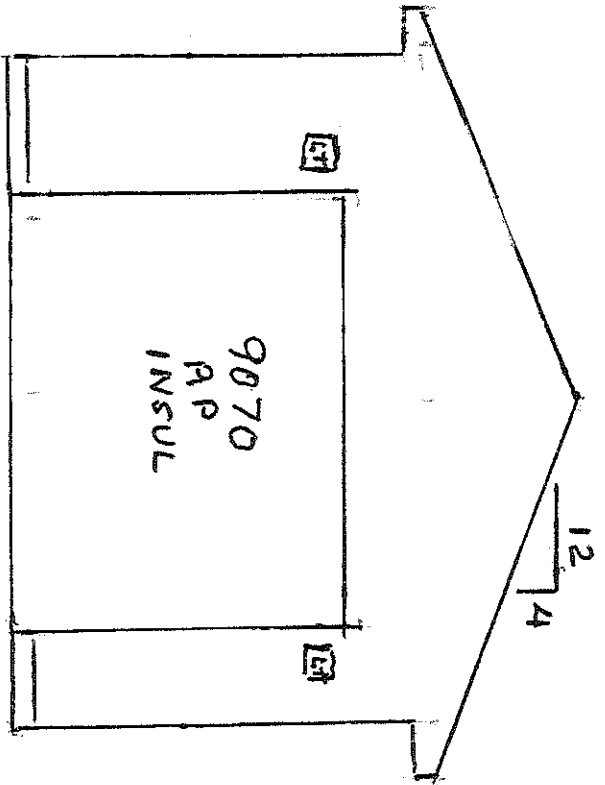
www.hahnsurveying.com

Job No: 2016102188
Sheet 1 of 2



Sheet1





- CONCRETE SLAB - PREEXIST
- ADDED 1 ROW - 8" CONCRETE BLOCK
- 5" GUTTERS W/ SPOUTS - NORTH + SOUTH SIDE
- 4" DUTCH LAP VINYL - COMPLETE
- DEMINSIONAL SHINGLES
- EXTERIOR MATCHES HOUSE FINISH
- 2x4 WALLS FRAMED 16" OC
- MFG ROOF TRUSSES - 24" OC
- ENCLOSED SOFFITS - VINYL