



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

Application Number:

BZNA-0079-2019

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: Federal Hill CommonsCommon Address 175 W. Logan StreetApplicant Name: City of Noblesville Park & Recreation DepartmentApplicant Address: 16 South Tenth StreetApplicant City/State/Zip: Noblesville, IN 46060 E-mail: bbennett@noblesville.in.usApplicant Phone #1: 317 776 6350 Phone #2: _____ Fax: _____Owner Name: Noblesville Redevelopment AuthorityOwner Address: 16 S. Tenth StreetOwner City/State/Zip: Noblesville, IN 46060 E-mail: _____Owner Phone #1: NA 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 2014-07280Existing Land Use: public parkCommon Description of Request: Building construction not two feet above the base flood elevationZoning District of Property: FeHi/PD Code Section(s) Appealed: UDO § 8.G.11.N.4Date: 05-29-2019

Applicant's Signature: _____

CITY OF NOBLESVILLE ♦ VARIANCE OF DEVELOPMENT STANDARD APPLICATION

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:

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:

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:
