



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 Commons  
Common Address 175 W. Logan Street

Applicant Name: City of Noblesville Park & Recreation Department

Applicant Address: 16 South Tenth Street

Applicant City/State/Zip: Noblesville, IN 46060 E-mail: bbennett@noblesville.in.us

Applicant Phone #1: 317 776 6350 Phone #2: \_\_\_\_\_ Fax: \_\_\_\_\_

Owner Name: Noblesville Redevelopment Authority

Owner Address: 16 S. Tenth Street

Owner 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 2014-07280

Existing Land Use: public park

Common Description of Request: Building construction not two feet above the base flood elevation

Zoning District of Property: FeHi/PD Code Section(s) Appealed: UDO § 8.G.11.N.4

Date: 05-29-2019

Applicant's Signature: [Signature]

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:

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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:

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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:

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