



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

Noblesville Planning Department

Application Number: B2NA-69-2017

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: O'REILLY AUTO PARTS STORE
Common Address 2000 EAST CONNER STREET, NOBLESVILLE
Applicant Name: /NSIGHT ENGINEERING, INC. / DON FISHER
Applicant Address: 9765 RANDALL DR. STEC
Applicant City/State/Zip: INDIANAPOLIS, IN 46280 E-mail: DEISHE PRINSIGHTENGMEELING, COM
Applicant Phone #1:317-849-9040 Phone #2:317-910-5551 Fax: 317-848-9080
Owner Name: B & R NOBLESVILLE, LC
Owner Address: 2425 EAST 82 ND STREET
Owner City/State/Zip: //\DrANAPOLIS, IN 46250 E-mail: WARSTLERAC@@GMAIL.Com
Owner Phone #1:317-590-8534 Phone #2:317-849-6464 Fax: 317-849-6584
Property Location: Not located in a recorded subdivision, see legal description attached.
Subdivision Name:N/A
Subdivision Section: Lot Number: Last Deed of Record Number
Existing Land Use: VACANT LOT, FORMERLY GAS STATION
Common Description of Request: REDUCE HUMBER OF PARKING SPACES
Zoning District of Property: PBCode Section(s) Appealed: UDO § 10, 0, 3, B, TABLE
Date: 4/28/2017 Applicant's Signature: Small M. Silv

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:

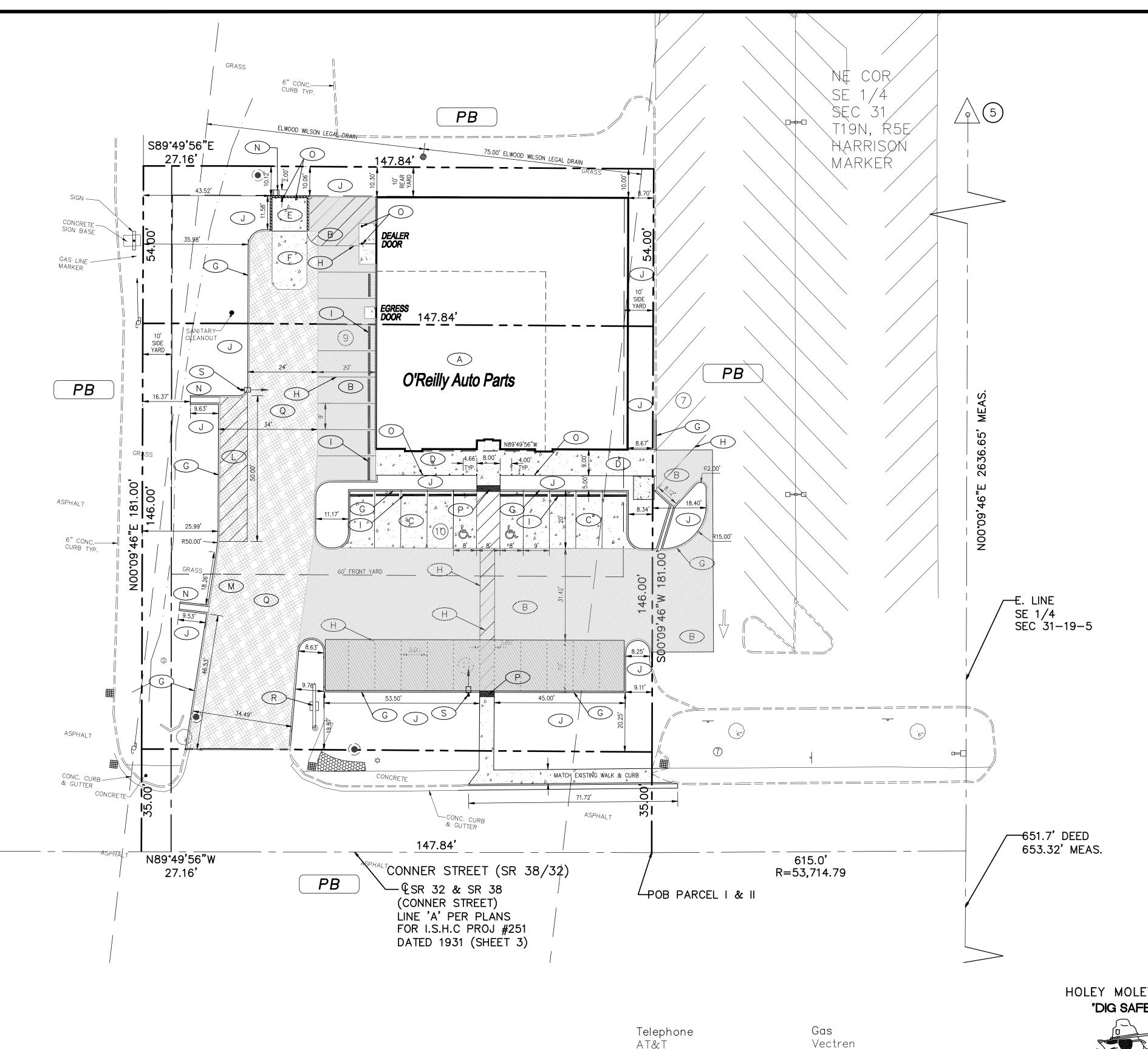
THE PROPOSED REDEVELOPMENT OF THE SITE PROVIDES PARKING WITH: ACCESS WAYS THAT EXCEEDS THE CITY STANDARDS WITH CONNECTIONS TO THE ADJOINING RETAIL CENTER.

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 REDEVELOPMENT OF THIS VACANT LOT
AS PROPOSED PROVIDES PARKING
POSITIONED FOR FASE OF ACCESS AND
USE WITH CONNECTION TO THE
ADJOINING RETAIL CENTER.

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 PROPERTY IS UNIQUELY IMPACTED BY
THE ELWOOD WILSON REGULATED DRAINS
REDUCING THE AVAILABLE SPACE FOR THE
REDEVELOPMENT OF THIS OUTLOT PARCEL.



5858 North college Avenue 15900 Allisonville Road

100 South Mill Creek Road 2020 N. Meridian St.

Noblesville, Indiana 46060 NOBLESVILLE, Indiana

317-252-4269

Duke Energy

317-776-5337

Cable Television

317-776-0660

15229 Stoney Creek Way

Noblesville, Indiana 46060

Electric

Comcast

Indidnapolis, Indiana 46220 Noblesville, Indiana 46060

(317) 776-5534

(317) 927-4328

(800) 492 - 8373

Citizens Energy Group

Indiana American Water

555 East Countyline Road

Greenwood, Indiana 46143

Gas & Water

46202

Water

Suite 201

LABEL LEGEND

PROPOSED LEGEND

AREA LIGHT

(A) 7,453 S.F. BUILDING (SEE ARCH. PLANS) NUMBER OF PARKING SPACES (B) 749 S.Y. ASPHALT PAVEMENT HANDICAP PARKING SPACE/ENTRY (C) 384 S.Y. CONCRETE PAVEMENT SITE CONCRETE D 104 S.Y. CONCRETE WALK (E) TRASH ENCLOSURE (SEE DETAIL) SITE PAVEMENT (F) TRASH ENCLOSURE APPROACH (SEE DETAIL) G 556 LF OF 6" CONCRETE CURB SITE HEAVY DUTY PAVEMENT (H) 4" PAINT MARKINGS ASPHALT WEDGE & OVERLAY OVER EXISTING PAVEMENT (|) CONCRETE PARKING BUMPERS (J) LANDSCAPING C3 ADJACENT ZONING

(K) 2' CHAMFER (L) 10' X 50' LOADING BERTH

(N) 3' CONCRETE FLUME (CONNECT TO EXISTING)

(M) 55' LOADING BERTH MANEUVERING AREA

(0) 4" STEEL/CONCRETE BALLARD (9) (P) ADA DETECTABLE WARNING STRIP

(Q) 566 SY HEAVY DUTY ASPHALT PAVEMENT

(R) o'REILLY POLE SIGN (S) AREA LIGHT

NOTES

1. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.

2. ALL BUILDING COORDINATES AND/OR DIMENSIONS ARE TO OUTSIDE OF FOUNDATION

3. ALL RADII SHALL BE 5 FEET AS MEASURED TO BACK OF CURB (UNLESS NOTED OTHERWISE ON PLANS).

4. PAVEMENT DIMENSIONS ARE TO EDGE OF PAVEMENT, BACK OF CURB AND TO FACE OF CONCRETE WALK.

5. ALL CONSTRUCTION WITHIN PUBLIC STREET RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT "STANDARDS FOR STREET AND BRIDGE DESIGN AND CONSTRUCTION" AS PUBLISHED BY THE CITY OF NOBLESVILLE DEPARTMENT OF TRANSPORTATION.

6. SIDEWALK SCORES ARE TO BE EQUALLY SPACED BETWEEN EXPANSION JOINTS, CONTRACTION JOINTS AND PERPENDICULAR SIDEWALKS AT 5' INTERVALS OR LESS WITH A CONTRACTION JOINTS EVERY 20 FEET OR LESS.

7. EXPANSION JOINTS ARE TO BE PLACED AT ALL WALK INTERSECTIONS WITH STOOPS, CURBS, AND OTHER WALKS.

8. FOR SITE DETAILS SEE SHEETS "C801", "C802", C803" & CITY OF NOBLESVILLE STANDARD DETAILS.

9. LIGHT POLE & SIGN LOCATION PER MEP & ARCHITECTURAL PLANS. IF CONFLICTING, MEP & ARCHITECTURAL PLANS TO DETERMINE LOCATION.

10. REFER TO STRUCTURAL PLANS FOR SIDEWALK CONTROL JOINTS 7 BALLARDS ADJACENT TO BUILDING PLACEMENT.

LAND DESCRIPTION

A part of the Southeast Quarter of Section 31, Township 19 North, Range 5 East, described as follows, to wit: Begin at a point in the center of State Highway Nos. 32 and 38, said point being 651.7 feet north and 615.0 feet west of the Southeast corner of said Quarter Section, thence West in and along said center line of said highway 175.0 feet to a point, thence north parallel with the east line of said Southeast Quarter 181.0 feet to a point, thence East parallel to the center line of said highway 175.0 feet to a point, thence south parallel with the said east line of said Quarter Section 181.0 feet to the intersection with the said center line of said State Highways Nos. 32 and 38 being the place of beginning.

A part of the Southeast Quarter of Section 31, Township 19 North, Range 5 East, described as follows, to wit: Begin at a point in the center of State Highway Nos. 32 and 38, said point being 651.7 feet north and 615.0 feet west of the Southeast corner of said Quarter Section, thence West in and along said center line of said highway 175.0 feet to a point, thence north parallel with the east line of said Southeast Quarter 235.0 feet to a point, thence East parallel to the center line of said highway 175.0 feet to a point, thence south parallel with the said east line of said Quarter Section 235.0 feet to the intersection with the said center line of said State Highways Nos. 32 and 38 being the place of beginning.

A Part of the Southeast Quarter of Section 31, Township 19 North, Range 5 East, described as follows, to wit: Begin at a point in the center of State Highway Nos. 32 and 38, said point being 651.7 feet north and 615.0 feet west of the Southeast corner of said Quarter Section, thence West in and along said center line of said highway 175.0 feet to a point, thence north parallel with the east line of said Southeast Quarter 181.0 feet to a point, thence East parallel to the center line of said highway 175.0 feet to a point, thence south parallel with the said east line of said Quarter Section 181.0 feet to the intersection with said center line of said State Highways Nos. 32 and 38 being the place of beginning.

COMPOSITE LAND DESCRIPTION: A part of the Southeast Quarter of Section 31, Township 19 North, Range 5 East located in Noblesville Township, Hamilton County, Indiana, being described as follows: Commencing at the southeast corner of the Southeast Quarter of Section 31, Township 19 North, Range 5 East; thence North 00 degrees 09 minutes 46 seconds East (assumed bearing) 653.32 feet (measured) 651.7 feet HOLEY MOLEY SAYS

"DIG SAFELY"

TOIG SAFELY"

TOIG SAFELY"

TOIG SAFELY"

TOIG SAFELY

TO 46 seconds East 235.00 feet parallel with the east line of said Southeast Quarter; thence South 89 degrees 49

minutes 56 seconds East 27.16 feet to the point of tangency of a curve concave to the north and being South 00 degrees 10 minutes 03 seconds West 53, 479.79 feet from the radius point of said curve; thence Easterly 147.84 feet along said curve and parallel with the centerline of said State Road 32 and State Road 38; thence South 00 degrees 09 minutes 46 seconds West 235.00 feet parallel with the east line of said Southeast Quarter to the POINT OF BEGINNING. Containing 0.944 acres, more or less, and being subject to all applicable easements and rights—of—way of record.

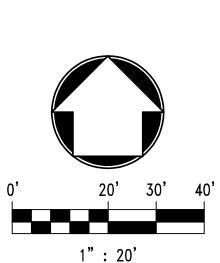


"IT'S THE LAW" CALL 2 WORKING DAYS BEFORE YOU DIG 1-800-382-5544 CALL TOLL FREE

PER INDIANA STATE LAW IC8-1-26. IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

SURVEYOR'S NOTE

UNDERGROUND UTILITIES HAVE BEEN LOCATED BY ABOVE GROUND EVIDENCE AND INFORMATION SUPPLIED BY UTILITY SPOTTERS. INSIGHT ENGINEERING CANNOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. LOCATIONS OF UTILITIES AND STRUCTURES SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.



SITE DATA TABLE DP Site Zoning 0.803 Acres Project Area Building Area 7,453 Sq. Ft. PARKING REQUIRED: (1 SPACE PER 200 S.F. 36 Space(s VAN ACCESSIBLE HANDICAP 2 Space(s) 38 Space(s) PARKING PROVIDED: 28 Space(s) VAN ACCESSIBLE HANDICAP 2 Space(s) 30 Space(s) TOTAL:

≛★ 900066 ★

"D W. F.

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DATE

REVISION DESCRIPTION

B&R NOBLESVILLE,

> 2425 East 85nd Street NOBLESVILLE, IN 46250

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SITE ADDRESS: O'Reilly **Auto Parts**

> 2000 CONNER STREET NOBLESVILLE, INDIANA

DATE: 04/27/17 SCALE: AS SHOWN CHECKED BY: DWF FIELD BOOK #: N/A FILE NAME: 1511-DP

PRAWING TITLE: **PLAN**

SHEET NO: