



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



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: INSIGHT ENGINEERING, INC. / DON FISHER

Applicant Address: 9765 RANDALL DR, STE C

Applicant City/State/Zip: INDIANAPOLIS, IN 46280 E-mail: DFISHER@INSIGHTENGINEERING.COM

Applicant Phone #1: 317-848-9040 Phone #2: 317-910-5551 Fax: 317-848-9080

Owner Name: B & R NOBLESVILLE, LLC

Owner Address: 2425 EAST 82ND STREET

Owner City/State/Zip: INDIANAPOLIS, IN 46250 E-mail: WARSTLERACQ@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 NUMBER OF PARKING SPACES

Zoning District of Property: PB Code Section(s) Appealed: UDO § 10.0.3.B. TABLE

Date: 4/28/2017 Applicant's Signature: Donald M. Fisher

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:

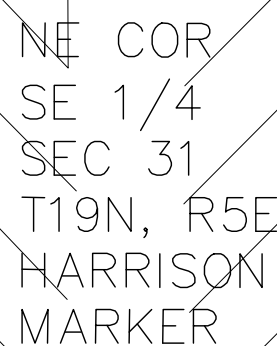
THE PROPOSED REDEVELOPMENT OF THE
SITE PROVIDES PARKING WITH ACCESS
WAYS THAT EXCEEDS THE CITY STANDARDS
WITH CONNECTIONS TO THE ADJOINING RETAIL
CENTER.

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 EASE 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.



E. LINE
SE 1/4
SEC 31-19-5

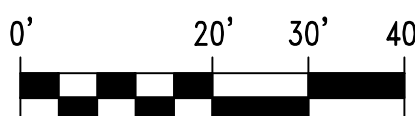
—651.7' DEED
653.32' MEAS.

Water
Indiana American Water
Suite 201
555 East Countyline Road
Greenwood, Indiana 46143
(800) 492-8373

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.

COMPOSITE LAND DESCRIPTION:
A corner 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 (deed) along the east line of said Southeast Quarter to its point of intersection with the centerline of State Road 32; 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 bearing 100 degrees 38 minutes 46 seconds East 53,714.79 feet from the radius point of said curve; thence Westerly 615.00 feet along said curve and said centerline of State Road 32 and State Road 38 to the POINT OF BEGINNING of this description; thence continue Westerly 147.84 feet along said curve and said centerline of State Road 32 and State Road 38 to the point of tangency of a curve concave to the south and bearing 100 degrees 38 minutes 46 seconds East 27.16 feet to the point of tangency of a curve concave to the north and bearing 100 degrees 38 minutes 46 seconds East 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 of this description. 0.944 acres, more or less, and being subject to all applicable easements and rights-of-way of record.

C201



1" : 20