

Board Members

John Simmermon, Chairman
Curt Stephenson, Vice Chairman
Jerry Stamm
Cory Bohlander
Lisa Hobbs

AGENDA
MADISON COUNTY
BOARD OF ZONING APPEALS
July 26th, 2022 @ 9:00 a.m.
Madison County Government Bldg.
16 East 9th Street, Anderson, Indiana

Staff Members

Rachel Christenson, Interim Director
Liz Bruns, Senior Planner
Stacey Hinton, Office Coordinator
Jeff Graham, Attorney

**** Revised and updated****

CURRENT BUSINESS

1. Prayer
2. Pledge of Allegiance
3. Roll Call
4. Approval of June 28th, 2022 BZA Board Minutes

New Business

1. Petition: 2022-SU-009
Address: 0 North State Road 9, Anderson
Location: Lafayette Township, District 3 Commissioner
Petitioner: Mervat Fakhoury
Landowners: Ibrahim Fakhoury
Zoning: GC
Request: A Special Use to run a car lot and auto repair in the General Commercial (GC) Zone District

Old Business

1. Petition: 2022-V-013 – *Tabled from June*
Address: 1359 E Zell Road, Summitville
Location: Van Buren, District 3 Commissioner
Petitioner: Terry Delong
Landowners: Terry Delong
Zoning: R2
Request: A Variance for Rear Yard Setback Relief in the Single-Family Residential (R2) Zone District

Madison County Planning Commission
Madison County Government Center
16 E 9th Street, Room 200, Anderson, IN 46016
Ph: (765) 641-9541 Fax: (765) 648-1361

www.madisoncounty.in.gov

New Business - Continued

1. Petition: 2022-V-017
 Address: 1359 E Zell Road, Summitville
 Location: Van Buren, District 3 Commissioner
 Petitioner: Terry DeLong
 Landowners: Terry DeLong
 Zoning: R2
 Request: A Variance for Maximum Lot Coverage in the Single-Family Residential (R2)
 Zone District

2. Petition: 2022-V-018
 Address: 1359 E Zell Road, Summitville
 Location: Van Buren, District 3 Commissioner
 Petitioner: Terry DeLong
 Landowners: Terry DeLong
 Zoning: R2
 Request: A Variance for an Accessory Structure in front of a Primary Structure in the
 Single-Family Residential (R2) Zone District

3. Petition: 2022-V-019
 Address: 1359 E Zell Road, Summitville
 Location: Van Buren, District 3 Commissioner
 Petitioner: Terry DeLong
 Landowners: Terry DeLong
 Zoning: R2
 Request: A Variance to allow for a second drive in the Single-Family Residential (R2)
 Zone District

4. Petition: 2022-SU-008
 Address: 4762 W 1050 S, Pendleton
 Location: Adams Township, District 1 Commissioner
 Petitioner: John Pyle
 Landowners: John Pyle
 Zoning: AG
 Request: A Special Use to run a Pool Business in the Agriculture (AG) Zone District

5. Petition: 2022-SU-011
Address: 0 East 400 South, Anderson
Location: Union, District 1 Commissioner
Petitioner: Richard Boyer
Landowners: Richard Boyer
Zoning: AG
Request: A Special Use for an Accessory Structure to be built before a Primary Structure in the Agriculture (AG) Zone District

Old Business – Continued

2. Petition: 2021-SU-011 – *Tabled from February*
Address: 405 South Park Ave, Alexandria
Location: Monroe Township, District 3 Commissioner
Petitioner: Daniel Byerly
Landowners: Daniel Byerly
Zoning: GC
Request: A Special Use to add an additional storage building in the General Commercial (GC) Zone District

APPEAL

Drew's Parts
Owner: Kelly Drews

Appeal: Appealing Notice of Violation at 705 E School Street, Anderson issued by Interim Director for Madison County Planning. Under Section 14.7 of the Madison County Land Use and Development Code, conducting uses that do not comply with the provisions or explicit intent of the Ordinance is deemed a civil zoning violation that is enforceable by the Plan Commission and/or Planning Director. The Interim Madison County Planning Director has determined that this parcel is being used for a salvage yard/parts distribution center. To comply with the Madison County Land Use and Development Ordinance, Drew's Parts may apply for a Rezone of the property from Light Industrial to General Industrial.

MISCELLANEOUS

ADJOURNMENT

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