

**HANCOCK COUNTY AREA PLAN COMMISSION
111 AMERICAN LEGION PLACE
GREENFIELD, IN 46140
BOARD OF ZONING APPEALS AGENDA**

Thursday, January 25, 2024

TIME: 6:30 PM

1. Ellis, Robert/Spiker, Tom
8511 E. 400 S, Carthage 46115
28 - 15 - 8
Agricultural
Variance 23-2435
Blue River
Variance to allow accessory structure in front yard located at 8511 E 400 S on 10.08 acres Township zoned A (Agricultural). Continued from November 30, 2023, due to improper advertisement.
2. Allen, Jeffrey
1376 S. Honeysuckle Ct., Greenfield
11 - 15 - 6
Residential
Special Exception 23-2446
Center
Special Exception to allow internet-based home occupation for Gun Sales Shop located at 1376 S. Honeysuckle Ct on lot #6 in Morning Walk Subdivision zoned R2.5 (Residential).
3. Shepherd, David
1373 W. 850 N., Fortville
22 - 17 - 6
Residential
Variance 23-2449
Vernon
Variance to allow accessory structure in front yard located at 1373 W. 850 N on 1.67 acres zoned R1.0 (Residential).
4. Herrera, Remigio
8593 N. 500 W., McCordsville
19 - 17 - 6
Residential
Variance 23-2451
Vernon
Variance to reduce the required 100' front setback to 53' for a front porch constructed without a permit located at 8593 N. 500 W on .326 acres zoned R1.0 (Residential).
5. Coor Consulting/ TSDP Properties
7732 W. 300 N., Greenfield
14 - 16 - 5
Industrial Business Park
Special Exception 23-2452
Buck Creek
Special Exception to allow equipment sales and rentals located at 7732 W. 300 North on 18.858 acres zoned IBP (Industrial Business Park).
6. Moran, Mark
2039 S. 600 E., Greenfield
7 - 15 - 8
Agricultural
Spec Exception & Vars 23- 2453
Blue River
Special Exception to allow Home Occupation business and Variances to allow Home Occupation in detached structure and to allow a HO area to exceed 500sf located at 2039 S. 600 E on .432 acres zoned A (Agricultural).
7. Lauth Group Inc.
3367, 3329 & 3321 N. 800 W & Parcel
4 - 16 - 5
Industrial Business Park
Special Exception 23-2454
Buck Creek
Special Exception to allow contractor's storage yard located at 3367 N. 800 W on 31 acres zoned IBP (Industrial Business Park)

8. RaceTrac In.
E Side of N 600 W between Corporate
19 - 16 - 6

Commercial Regional
Variance 23-2456
Buck Creek

Variance to reduce required setbacks to 0', eliminate required perimeter sidewalks along Vaughn/Brown Dr., and to waive screening of trash receptacle.

OTHER BUSINESS:

1. 1.
- 2.
- 3.
- 4.

ZONING VIOLATION:

- 2.
- 3.
- 4.