

**HANCOCK COUNTY AREA PLAN COMMISSION  
111 AMERICAN LEGION PLACE  
GREENFIELD, IN 46140**

**BOARD OF ZONING APPEALS AGENDA**

**Thursday, October 26, 2023**

**TIME: 6:30 PM**

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|---|--|
| 1. Hoppes, Dennis<br>8493 E. 200 S, Greenfield<br>16 - 15 - 8   | Agricultural<br>Variance 23-2416<br>Blue River |
| <p>Variance to increase an existing non-conforming structure with an addition built in the front yard in front of the house located at 8493 E. 200 S on 16 acres in Blue River township zoned A (Agricultural).<br/>Continued from September 28, 2023, due to improper advertising.</p> |  |
  
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| 2. Haines, Brandon<br>695 E. 400 N., Greenfield<br>18 - 16 - 7  | Agricultural<br>Variance 23-2421<br>Center |
| <p>Variance to allow shipping container to be used for an accessory structure located at 695 E. 400 N. in Center township on 2.013 acres zoned A (Agricultural) .</p> |  |
  
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| 3. Sasena, Jeffrey & Stephanie<br>7557 W. 200 S., New Palestine<br>14 - 15 - 5   | Residential<br>Variance 23-2424<br>Sugar Creek |
| <p>Variance to increase the height of a fence to 6' vs. the allowed 42" and to eliminate the transparency requirement to allow a privacy fence in the front yard located at 7557 W 200 S, lot #19 in Oakwood Subdivision zoned R2.5 (Residential).</p> |  |
  
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| 4. RN Thompson Real Est/ Jamie Pruitt<br>3301 W. 400 N, McCordsville<br>16 - 16 - 6   | Industrial Business Park<br>Special Exception 23-2427<br>Buck Creek |
| <p>Special Exception to allow Contractor's Storage Yard located at 3301 W 400 N on 15.891 acres zoned IBP (Industrial Business Park).</p> |   |
  
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| 5. RaceTrac, Inc.<br>Aprox 2800 N 600 W<br>19 - 16 - 6   | Commercial Regional<br>Special Ex & Variance 23-2428<br>Buck Creek |
| <p>Time Extension for Special Exceptions to allow a Truck Stop/Travel Center and a Pole Sign and Variances from signage standards, to reduce landscape island size, eliminate public spaces, display windows, screening of merchandise, and pedestrian walkways located on the east side of 600 W between I-70 and Corporate Dr. on 8.41 acres zoned CR (Commercial Regional).</p> |  |
  
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| 6. Ambrose Mt Comfort III Scott Sanders<br>4086 W 300 N, Greenfield<br>17 - 16 - 6  | Industrial Business Park<br>Variance 23-2430<br>Buck Creek |
| <p>Variance to exceed maximum square footage of 200 sf to 300 sf of signage aggregate located at 4086 W 300 N on 27 acres zoned IBP (Industrial Business Park).</p> |  |

7. Vickers, Jeff & Johnna  
3269 N 1050 E., Charlottesville  
14 - 16 - 8

Agricultural  
Variance 23-2431  
Jackson

Variance to construct a pole barn on a corner lot in the front yard in front of the home located at 3269 N 1050 E on 2.230 acres, Charlottesville zoned A (Agricultural).

**OTHER BUSINESS:**

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- 2.
- 3.
- 4.

**ZONING VIOLATIONS:**

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