



BZA Staff Report

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Docket Number: 2021-V-08

Petitioner/Property Owner: Dan and Megan Everett

Public Hearing Date: January 6th, 2022

Property Address/Parcel: 639 E Main Street
Parcel# 41-05-27-021-008.000-028

Specific Request: Dan and Megan Everett request a development standards variance to construct a commercial structure on legal lot of record

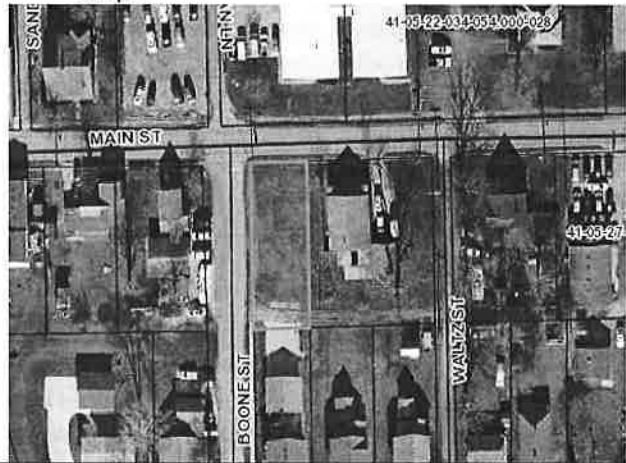
Size of Property: .136 acres

Existing Zoning: B-1

Existing Land Use: Vacant Lot

Project Summary: Dan and Megan Everett request a development standards variance from Chapter 156.112 Intensity of Use, Chapter 156.114 Yard Specifications to construct a commercial structure on a legal lot of record. Petitioner is also seeking a variance from Chapter 156.117 Exterior materials to construct a building that uses more than just brick, stone, or other approved masonry material to enhance the architecture of the building. Subject parcel is a legal lot of record, to build on a variance is required as the lot does not meet today's standards

Location Map:



STAFF RECOMMENDATION:

<input checked="" type="checkbox"/> Approve	<input type="checkbox"/> Approve with Conditions	<input type="checkbox"/> Deny	<input type="checkbox"/> Continue
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Attachments:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Submitted Plans | <input type="checkbox"/> Legal Notice |
| <input type="checkbox"/> Public Comments | <input type="checkbox"/> Agency Comment |
| <input checked="" type="checkbox"/> Other | <input type="checkbox"/> Legal Description |

LEGAL DESCRIPTION - 639 EAST MAIN STREET, WHITELAND, INDIANA

**Lot Numbered Four (4) in Thomas Walker's Addition to the Town of Whiteland, Indiana, as per plat thereof recorded in the Office of the Recorder of Johnson County, Indiana.
(Plat of Whiteland by White, Varner, Walker & Walker)**