

# Boone County Board of Zoning Appeals

## Appeal of Director's Decision

### STEP ONE: APPLICATION

After the Director has made a decision, persons may appeal a director's decision if believed to be incorrect or inconsistent with the zoning ordinance. A letter stating that an appeal of the director's decision is requested, a letter arguing the decision and the appropriate action desired by the Board of Zoning Appeals, and all required Attachments are to be submitted by 4:00pm of the posted deadline date, as shown on the Board of Zoning Application Schedule (see page 3). Please submit the application, attachments, and associated fees to the Area Plan Commission Office, 116 Washington Street, Room 101, Lebanon, Indiana. The APC Staff shall determine whether the application is complete. If the application is not complete, the applicant will be notified of the deficiencies. Applications submitted or completed after the posted deadline date will be placed on the next month's application cycle. The anticipated agenda date will be used in all public notice requirements.

- Application Fee \$50 (Payment of Required Fees Due Post TAC Approval)

### PUBLIC NOTICE PROCEDURES:

#### ☐ Newspaper Advertisement

- Complete Form: Notice of Public Hearing for Newspaper.
- Publish the completed form in either the Lebanon Reporter or the Zionsville Times Sentinel at least 15 days prior to the BZA meeting, please make sure to give yourself ample time according to the Application Schedule (see page 3.)
  - Lebanon Reporter - daily publication. (765) 482-4650. Legal notices are due by 12:00 noon five days in advance of the desired publication date.
  - Zionsville Times Sentinel - Wednesday only publication. (317) 873-6397. Legal notices are due by 5:00pm on the Friday before the Wednesday publication.
- Submit proof of your newspaper advertisement to the Area Plan Commission Office according to the Application Schedule (see page 3.)
- Failure to submit proof of advertisement after the posted deadline will automatically table the application's hearing until the next meeting of the BZA.

#### ☐ Surrounding Property Owner Notification

- The next business day following the filing deadline, staff will contact you with the names and addresses of all property owners within 660 feet of the subject property.
- Complete Form: Notice of Public Hearing for Surrounding Property Owners.
- Mail a Certified Letter (return receipts and green cards) to each of the listed property owners at least 15 days prior to the BZA meeting, please make sure to give yourself ample time according to the Application Schedule (see page 3.) Include the form and its necessary attachments.
  - Staff can prepare the copies of the letters for a fee of \$0.10 per page. Necessary postage and timely mailing are the responsibility of the applicant.
- If your property borders or comes close to the Boone County line, it is your responsibility to locate properties within the 660-foot radius that fall outside of the county and their corresponding owners. Contact numbers for this information are as follows:
  - Hamilton County (317) 776-9624
  - Clinton County (765) 669-6330
  - Montgomery County (765) 364-6400

- Hendricks County (317) 746-9300
  - Marion County (317) 327-3001.
- Submit proof of property owner notification (green cards and/or return receipts) to the Area Plan commission Office according the Application Schedule (see page 3.)
  - Failure to submit proof of notice after the posted deadline will automatically table the application's hearing until the next meeting of the BZA.

## **STAFF REPORT AND AGENDA**

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After a thorough examination of information in the public record and findings from additional research, staff shall release the Staff Report and Agenda providing analysis of each agenda item. Such report shall be released along with the agenda 10 days prior to the hearing according to the Application Schedule (see page 3.) All additional documents to be studied and considered by staff for use in the Staff Report should be submitted no less than 15 days prior to the hearing according to the Application Schedule (see page 3.) Any interested party may provide support documentation to be delivered to the BZA members along with the Staff Report. To do so, the party must provide 10 copies of each document, which should be submitted no less than 15 days prior to the hearing. According to the Application Schedule (see page 3.)

## **BOARD OF ZONING APPEALS HEARING**

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The BZA shall follow their adopted Rules of Procedure for the hearing, a copy of which is available at the APC office. Public hearings of the BZA are generally held the forth each month at 7:00 p.m. at the Boone County Office Building Meeting Room, 116 Washington Street, Lebanon, Indiana. Always check with the APC office to verify the exact meeting date, place, and time should a conflict occur.

When your request comes up on the agenda, the following procedure is followed:

You are asked to present your request to the Board. You may employ an attorney for this purpose or do it yourself. You may use any maps or graphics that will assist you in the presentation. If the Board members need additional information, they will ask questions regarding your request. Per the Boone County Zoning Ordinance and Indiana Code 36-7-4-921(a)(5), the BZA may require the owner of the parcel to make written commitments concerning the use or development of that parcel. These commitments must be recorded with the Boone County Recorder prior to the issuance of a building permit.

Per Indiana Code 36-7-4-912, the BZA shall make written Findings of Fact, which is the BZA's decision based upon their interpretation of the Conditions for Evaluating your Appeal of Directors Decision listed in your Letter. Within 10 business days of the BZA hearing, Staff will send you a copy of the written Findings of Fact.

## **BOARD OF ZONING APPEALS APPLICATION SCHEDULE -- 2024**

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The following table depicts the deadlines for petitions before the BZA. Deviations from this schedule are not permitted without approval from the Board. Public hearings of the BZA are generally held the forth each month at 7:00 p.m. at the Boone County Office Building Meeting Room, 116 Washington Street, Lebanon, Indiana. Always check with the APC office to verify the exact meeting date, place, and time should a conflict occur.



BZA Schedule 2024						
12 Days Prior to TAC	First Wednesday of the Month	15 Days Prior to Public Hearing	15 Days Prior to Public Hearing	8 Days Prior to Public Hearing	5 Days Prior to Public Hearing	5 Days Prior to Public Hearing
Filing Deadline	TAC Meeting at 1:30PM	Last Day to Submit Info Requested at TAC to be in Staff Report	Last Day for Public Notice to be Published by Applicant	Agenda & Staff Report Published by Staff	Last Day to Submit Info to the File (not included in staff report)	Last Day for Applicant to Submit Proof of Notification
Thursday, December 21, 2023	Wednesday, January 3, 2024	Tuesday, January 9, 2024	Tuesday, January 9, 2024	Tuesday, January 16, 2024	Friday, January 19, 2024	Friday, January 19, 2024
Friday, January 26, 2024	Wednesday, February 7, 2024	Tuesday, February 13, 2024	Tuesday, February 13, 2024	Tuesday, February 20, 2024	Friday, February 23, 2024	Friday, February 23, 2024
Friday, January 26, 2024	Wednesday, March 6, 2024	Tuesday, March 12, 2024	Tuesday, March 12, 2024	Tuesday, March 19, 2024	Friday, March 22, 2024	Friday, March 22, 2024
Friday, February 23, 2024	Wednesday, April 3, 2024	Tuesday, April 9, 2024	Tuesday, April 9, 2024	Tuesday, April 16, 2024	Friday, April 19, 2024	Friday, April 19, 2024
Friday, April 19, 2024	Wednesday, May 1, 2024	Tuesday, May 7, 2024	Tuesday, May 7, 2024	Tuesday, May 14, 2024	Friday, May 17, 2024	Friday, May 17, 2024
Friday, May 24, 2024	Wednesday, June 5, 2024	Tuesday, June 11, 2024	Tuesday, June 11, 2024	Tuesday, June 18, 2024	Friday, June 21, 2024	Friday, June 21, 2024
Friday, June 21, 2024	Wednesday, July 3, 2024	Tuesday, July 9, 2024	Tuesday, July 9, 2024	Tuesday, July 16, 2024	Friday, July 19, 2024	Friday, July 19, 2024
Friday, July 26, 2024	Wednesday, August 7, 2024	Tuesday, August 13, 2024	Tuesday, August 13, 2024	Tuesday, August 20, 2024	Friday, August 23, 2024	Friday, August 23, 2024
Friday, August 23, 2024	Wednesday, September 4, 2024	Tuesday, September 10, 2024	Tuesday, September 10, 2024	Tuesday, September 17, 2024	Friday, September 20, 2024	Friday, September 20, 2024
Friday, September 20, 2024	Wednesday, October 2, 2024	Tuesday, October 8, 2024	Tuesday, October 8, 2024	Tuesday, October 15, 2024	Friday, October 18, 2024	Friday, October 18, 2024
Friday, October 25, 2024	Wednesday, November 6, 2024	Tuesday, November 12, 2024	Tuesday, November 12, 2024	Tuesday, November 19, 2024	Friday, November 22, 2024	Friday, November 22, 2024
Friday, November 22, 2024	Wednesday, December 4, 2024	Wednesday, December 11, 2024	Wednesday, December 11, 2024	Wednesday, December 18, 2024	Friday, December 20, 2024	Friday, December 20, 2024
Thursday, December 26, 2024						Thursday, December 26, 2024
<p><b>Deadline Changed Due to Office Closure (Holiday or Weekend)</b></p> <p>** Article 5.2.3 Information to be delivered with the staff report should be submitted no less than fifteen (15) days prior to the meeting</p> <p>** Article 5.3 All parties shall be allowed to submit documents into public record up to no less than five (5) days prior to the meeting</p> <p>** APC Rules of Procedure states that the notice in the paper shall appear no less than fifteen (15) days prior to the public meeting</p>						

*Version Dated November 15, 2023*

**Boone County Area Plan Commission**

116 Washington Street, Room 101

Lebanon, IN 46052

Phone (765) 482-3821 \* Fax (765) 483-5241

[www.boonecounty.in.gov/apc](http://www.boonecounty.in.gov/apc)

# Appeal of Director's Decision Application

For Office Use Only: **FILE NUMBER**

\_\_\_\_\_- 15 -\_\_\_\_\_  
 Year Twp File #

**1. Petitioner(s)**

Check one: ☐ owner ☐ agent ☐ lessee ☐ contract purchaser ☐ other \_\_\_\_\_  
 Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Fax Number: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

**2. Applicant's Contact Person or Attorney and Project Engineer (if any)**

Contact Person/ Attorney Name: \_\_\_\_\_

Project Engineer: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Fax Number: \_\_\_\_\_

Fax Number: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

**Appeal of Director's Decision Request**

Reason for appeal: \_\_\_\_\_

The undersigned states the above information is true and correct as (s)he is informed and believes.

Signature(s) of Applicant(s): \_\_\_\_\_

Date: \_\_\_\_\_

**Notary Statement**

Sworn to and subscribed before me the

\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Notary Public in and for the State of Indiana.

\_\_\_\_\_  
Notary Public / Printed

Seal

My commission expires: \_\_\_\_\_

**For Office Use Only**

Date Filed: \_\_\_\_\_

Public Notice: \_\_\_\_\_

Newspaper Ad: \_\_\_\_\_

Date of BZA Hearing: \_\_\_\_\_

Decision of BZA: ☐ unfavorable ☐ favorable ☐ favorable with conditions

Conditions: \_\_\_\_\_

Boone County Board of Zoning Appeals

Appeal of Directors Decision

Form: Notice of Public Hearing for Newspaper

*This information along with the Legal Description is to be published one time in either the Lebanon Reporter or the Zionsville Times Sentinel. The publication is to be at least 25 days prior to the public hearing of the BZA according to the Application Schedule. Contact each newspaper for their individual deadlines for publication submittals.*

- Lebanon Reporter - daily publication. (765) 482-4650. Legal notices are due by 12:00 noon five days in advance of the desired publication date.
- Zionsville Times Sentinel - Wednesday only publication. (317) 873-6397. Legal notices are due by 5:00pm on the Friday before the Wednesday publication.

This is to inform you that the Boone County Area Board of Zoning Appeals will hold a Public Hearing on

\_\_\_\_\_, 20\_\_ at 7:00p.m. at the \_\_\_\_\_  
(date)

\_\_\_\_\_, Lebanon, Indiana. Call (765) 482-3821 for the exact location should a conflict occur.

The application submitted by \_\_\_\_\_ requests an Appeal of Directors  
Decision (applicant)

to \_\_\_\_\_ acres of property located in \_\_\_\_\_ Township at  
(acreage)

\_\_\_\_\_, and which is more specifically described  
(property address/location)  
in the following legal description. The request is for the purpose of:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Information regarding this application can be viewed at the Boone County Area Plan Commission Office, 116 Washington Street, Lebanon, Indiana on or before such hearing. Written suggestions or objections relevant to the application may be filed up to five days prior to the hearing. Interested persons desiring to present their views verbally will be given the opportunity to be heard at the above mentioned time and place.

Applicant: \_\_\_\_\_



## Boone County Board of Zoning Appeals

### Appeal of Directors Decision

## Form: Notice of Public Hearing for Surrounding Property Owners

*This information along with the legal description, site plan, and Notice of Public Hearing brochure is be mailed to each of the surrounding property owners on the list supplied by staff.*

This is to inform you that the Boone County Area Board of Zoning Appeals will hold a Public Hearing on

\_\_\_\_\_, 20\_\_ at 7:00p.m. at the \_\_\_\_\_  
(date) \_\_\_\_\_ Lebanon, Indiana. Call (765) 482-3821 for the exact location should a conflict occur.

The application submitted by \_\_\_\_\_ requests an Appeal of Directors  
Decision

to \_\_\_\_\_ acres of property located in \_\_\_\_\_ Township at  
(acreage) \_\_\_\_\_, and which is more specifically described  
(property address/location) \_\_\_\_\_  
in the following legal description. The request is for the purpose of:

\_\_\_\_\_  
\_\_\_\_\_  
Information regarding this application can be viewed at the Boone County Area Plan Commission Office, 116 Washington Street, Lebanon, Indiana on or before such hearing. Written suggestions or objections relevant to the application may be filed up to five days prior to the hearing. Interested persons desiring to present their views verbally will be given the opportunity to be heard at the above mentioned time and place.

Applicant: \_\_\_\_\_