



Avon Board of Zoning Appeals Meeting for **February 21st, 2023** at **6:30 p.m.** at Avon Town Hall

1. Start Of Meeting

- Call to Order
- Pledge of Allegiance
- Roll Call
- Determination of Quorum

2. Election Of Officers

3. Approval Of Minutes

3.1. November 16, 2022 Board Of Zoning Appeals Regular Meeting Minutes

[HTTPS://WWW.AVONGOV.ORG/AGENDACENTER/VIEWFILE/MINUTES/ 11162022-191](https://www.avongov.org/agendacenter/viewfile/minutes/11162022-191)

4. Request For Continuances Or Agenda Modifications

4.1. VAR 23-03 Lamar Billboard Illumination

Request for approval of a Variance of Development Standards to allow for illuminated signage (billboard) within 600' of a residential district. The property is located at 7341 E US Highway 36. It is zoned C-2: General Commercial and is located within Tier 1 of the US Highway 36 Overlay Zoning District.

Applicant: Jason Graham c/o TLC Properties, LLC

(CONTINUED BY RIGHT TO THE MARCH 21ST, 2023 BOARD OF ZONING APPEALS MEETING)

Documents:

[VAR 23-03 LAMAR BILLBOARD ILLUMINATION - STAFF REPORT.PDF](#)

4.2. VAR(U) 23-04 Lamar Digital Billboard Conversion

Request for approval of a Variance of Use to allow for the conversion of an existing billboard into a digital billboard within Tier One of the US Highway 36 Overlay Zoning District. The property is located at 7341 E US Highway 36 and is zoned C-2: General Commercial.

Applicant: Jason Graham c/o TLC Properties, LLC

(CONTINUED BY RIGHT TO THE MARCH 21ST, 2023 BOARD OF ZONING APPEALS MEETING)

Documents:

[VAR\(U\) 23-04 LAMAR BILLBOARD DIGITAL CONVERSION - STAFF REPORT.PDF](#)

4.3. VAR 23-05 7 Brew Ground Floor Area - 6883 E US Highway 36

Request for approval of a Variance of Development Standards to allow for a 7 Brew Coffee shop with a ground floor area of 509 square feet, where 750 square feet is required. The property is located at 6883 E US Highway 36. It is zoned C-2: General Commercial and is located within Tier One of the US Highway 36 Overlay Zoning District.

Applicant: Joseph D. Calderon c/o Barnes & Thornburg LLP

(WITHDRAWN)

Documents:

[VAR 23-05 7 BREW GRND FLR AREA 6883 E US 36 -STAFF REPORT.PDF](#)

4.4. VAR 23-06 7 Brew Ground Floor Area - 10690 E US Highway 36

Request for approval of a Variance of Development Standards to allow for a 7 Brew Coffee shop with a ground floor area of 509 square feet, where 750 square feet is required. The property is located at 10690 E US Highway 36. It is zoned C-2: General Commercial and is located within Tier One of the US Highway 36 Overlay Zoning District.

Applicant: Joseph D. Calderon c/o Barnes & Thornburg LLP

(WITHDRAWN)

Documents:

[VAR 23-06 7 BREW GRND FLR AREA 10690 E US 36 - STAFF REPORT.PDF](#)

5. Old Business

6. New Business (Public Hearings)

6.1. SE 23-01 Bank Of America Drive-Through

Request for approval of a Special Exception of Chapter 2.10(E) to allow for a drive through service facility associated with a proposed Bank of America development. The property is located at 6859 E US Highway 36 on the south side of US Highway 36 and

immediately east of Taco Bell. The property is zoned C-2: General Commercial and is located within Tier One of the US Highway 36 Overlay Zoning District.

Applicant: Brian Emrich c/o Allegro Civil Engineers, PLLC

Documents:

[SE 23-01 BANK OF AMERICA DRIVE THROUGH - STAFF REPORT.PDF](#)

6.2. SE 23-02 7 Brew Drive-Through - 10690 E US Highway 36

Request for approval of a Special Exception of Chapter 2.10(E) to allow for a drive through service facility associated with a proposed 7 Brew Coffee development. The property is located at 10690 E US Highway 36. It is zoned C-2: General Commercial and is located within Tier One of the US Highway 36 Overlay Zoning District.

Applicant: Joseph D. Calderon c/o Barnes & Thornburg LLP

Documents:

[SE 23-02 10690 E US HWY 36 - STAFF REPORT.PDF](#)

6.3. SE 23-03 7 Brew Drive-Through - 6883 E US Highway 36

Request for approval of a Special Exception of Chapter 2.10(E) to allow for a drive through service facility associated with a proposed 7 Brew Coffee development. The property is located at 6883 E US Highway 36 on the south side of US Highway 36 and east of Taco Bell. The property is zoned C-2: General Commercial and is located within Tier One of the US Highway 36 Overlay Zoning District.

Applicant: Joseph D. Calderon c/o Barnes & Thornburg LLP

Documents:

[SE 23-03 6883 E US HWY 36 - STAFF REPORT.PDF](#)

6.4. VAR 23-01(A) Harvest Landing Lot 4 - Parking Rows

Request for approval of a Variance of Development Standards to allow for four rows of parking in a front yard facing US Highway 36 (where a maximum of two is required). The property is located at 8932 E US Highway 36. It is zoned C-2: General Commercial and is located within Tier 1 of the US Highway 36 Overlay Zoning District.

Applicant: Harvest Landing Properties, LLC

Documents:

[VAR 23-01 HARVEST LANDING LOT 4 - PARKING ROWS - STAFF REPORT.PDF](#)

6.5. VAR 23-01(B) Harvest Landing, Lot 4 - Front Setback

Request for approval of a Variance of Development Standards to allow for a front

setback of greater than the 125' maximum allowed by Ordinance. The property is located at 8932 E US Highway 36. It is zoned C-2: General Commercial and is located within Tier 1 of the US Highway 36 Overlay Zoning District.

Applicant: Harvest Landing Properties, LLC

Documents:

[VAR 23-01 HARVEST LANDING LOT 4 - PARKING ROWS - STAFF REPORT.PDF](#)

6.6. VAR 23-02 Pana Donuts Drive-Through

Request for approval of a Variance of Development Standards to allow for drive-through stacking spaces in a front yard within Tier One for the US Highway 36. The property is located at 7810 E US Highway 36 and is zoned C-2: General Commercial.

Applicant: David Gilman c/o Pana Donuts

Documents:

[VAR 23-02 PANA DONUTS DRIVE THROUGH - STAFF REPORT.PDF](#)

7. Other Business

8. Public Comment

The public may comment on items on the agenda that are not a public hearing or on a specific matter within the Council's jurisdiction.

9. Adjournment

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of Town of Avon, should contact the Town Administrative Offices as soon as possible but no later than 48 hours before the scheduled event.

"Avon is a safe, vibrant community for active families and thriving businesses."

Avon Town Hall | 6570 East US Highway 36 | Avon, IN 46123 | 317-272-0948 | avongov.org | Next

Meeting: **03/21/2023**