



## Fortville Advisory Board of Zoning Appeals (BZA) Agenda Regular Meeting

Thursday, August 29, 2024 – 6:30 PM

In-person:

Fortville Town Hall  
714 E. Broadway St.  
Fortville, IN 46040

And via Zoom Conference Call/Webinar:

<https://us02web.zoom.us/j/84727420097>

Meeting ID: 847 2742 0097

Call-in phone number: (312) 626-6799

*In accordance with the Americans with Disabilities Act (ADA), the Town of Fortville will, upon request, provide appropriate aid and/or assistance leading to effective participation for individuals with disabilities. Anyone who requires such assistance should contact Andy Williams, Office Manager, at least 48 hours before the meeting at (317) 485-4044 Ext. 1003 or via email at [awilliams@fortville.in.gov](mailto:awilliams@fortville.in.gov).*

1. Call to Order – Roll Call
2. Pledge of Allegiance
3. Approve the Meeting Agenda
4. Approve the Minutes from the July 25, 2024 Meeting

### **Old Business (Continued from July) / Public Hearing:**

**5. Case No. VAR-05-2024 – 750 W. Garden Street – Flatrock Self-Storage**

To consider a petition from Don Fisher of Insight Engineering seeking approval of various Development Standards Variances pertaining to setbacks, buffer yards, etc. for the proposed Flatrock Self-Storage project at 750 W. Garden Street (Parcel No. 30-02-16-200-001.000-017).

### **New Business / Public Hearings:**

**6. Case No. VAR-06-2024 – 746 Commerce Parkway – Crown Coatings**

To consider a petition from Michael Crouse, Sr. of M.A.C. Holdings LLC seeking approval of Development Standards Variances to allow 1) a driveway opening of 50' instead of 28' maximum allowed; and 2) no parking lot curbing as required. Property is Crown Coatings at 746 Commerce Parkway (Parcel # 30-02-10-301-004.000-017.)

**7. Case No. VAR-07-2024 – 102 S. Merrill Street – Rivers Financial**

To consider a petition from Travis Rivers of LT Squared Properties LLC seeking approval of a Use Variance to allow Rivers Financial, a tax & accounting office, use of an existing home at 102 S. Merrill Street (Parcel No. 30-02-09-402-001.002-017) within an area zoned Residential: 3.5.

**8. Case No. VAR-08-2024 – 217 E. Michigan Street**

To consider a petition from Matt Hill of MJ Hill Properties LLC seeking approval of a setback Variance to allow for encroachment of an addition to 217 E. Michigan Street into the required 6' west setback area.

**9. Case No. VAR-09-2024 – 3249 W. 1000 North – Debo Cook Lot 3**

To consider a petition from Paul Deaton of DEBO Properties LLC seeking approval of a setback Variance to allow a 10' south setback instead of 25' as required for a proposed light industrial building at 3249 W. 1000 North (Parcel #30-02-17-100-008.000-017).

**10. Adjourn Meeting**

Prepared by:

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Planning & Building Director

Town of Fortville

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