



Recordation of Final Variance Letter:

Property Owner: Amanda Kilby
Address: 542 Poplar Avenue
Pittsboro, Indiana 46167

On June 19, 2023, the Pittsboro Board of Zoning Appeals voted 5-0 to approve a Development Standard Variance for Amanda Kilby located at 542 Poplar Avenue, Pittsboro, Indiana 46167. The following Development Standard Variance was approved with the following conditions:

Variance Request: Front Yard Setback in R-4 Zoning District

To reduce the required front yard setback to 11 feet, 6 inches to the east property line, as opposed to the required Front Yard Setback of 25' feet to a Subdivision Street.

Condition 1. The proposed detached garage shall be built no closer than 11 feet 6 inches to the east property line.

Condition 2. The Petitioner shall apply for and obtain all necessary demolition and building permits from the Town of Pittsboro Building Commissioner for the demolition of the existing garage located on the northern portion of the property. The existing garage will need to be demolished prior to the Certificate of Occupancy is requested or issued for the new garage addition.

Condition 3. The Property Owner shall sign the Acknowledgement of Variance document prepared by the Planning Staff within 60 days of this approval. Staff will then record this document against the property in the Office of the Hendricks County Recorder.

Condition 4. Any downspouts to the new structure and existing house must be routed directly to the storm drain in the front yard, in order to keep water off neighboring properties.

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

Signature(s) of Applicant(s):


Amanda Kilby-Property Owner

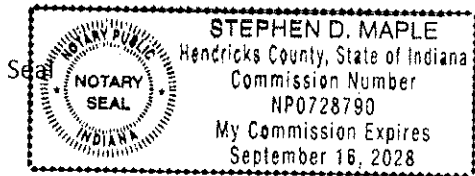
Date:

7/5/23

Notary Statement:

Sworn to and subscribed before me the
7 day of July, 2023
Notary Public in and for the State of Indiana.

Stephen D Maple
Notary Public / Printed



Stephen D Maple

My Commission expires: 9/16/28

I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document unless required by law. This instrument is prepared by Rachel L. Cardis / Town Planner) per IC 36-2-11-15.

Rachel L. Cardis