

Staff Report – Agenda Item # 1			
Case number	BZA-2024-04	Property size	0.22 ac
Property address	1209 Vine Street	Property zoning	R1 (sub. Residential)
Applicant(s)	Dan Cole		
Property owner(s)	Dan Cole		
Requested action:			
UDO V 3.2.4.ix Variance of Development Standards application to permit lot coverage above the maximum 30 %.			
Recommendation:			
APPROVE with conditions			

Exhibits:

1. Location map
2. Zoning map
3. Submittal
4. Site Plan with Lot Coverage calculations
5. Site & Neighborhood Pictures

ABOUT PROJECT

Location

The subject site is a single-family residential lot 94, Sec. 3 in Meadows subdivision and is located on the west side of Vine Street. The subject site is 9,398 sf, and it’s currently zoned Suburban Residential 1 (see Exhibits 1 & 2). It is surrounded by the residential zoning districts and uses on all sides.



Proposal

The petitioner would like to add a paved drive leading from the Vine Street to the garage at the back of the property (or west of the house). This addition of the paved area would cause the property’s lot coverage to go above the maximum permitted 30 % in the R1 zoning district. However, there are no paved areas for the petitioner to access the garage. Due to that, the petitioner is requesting a variance to permit higher lot coverage to add the improvements.

The specific proposal is to add the following (see pages 6 and 7 of Exhibit 3):

- Phase 1: the drive by the garage (42 x 42 portion).
- Phase 2: the drive leading from the drive in Phase 1 to the street.
- Phase 3: the removal of the landscape decorative rocks between the house and the garage and reseeding the area to increase pervious area there.

ANALYSIS

Per Lapel UDO 3.2.4.ix, the maximum permitted lot coverage in R1 zoning district is 30 %. Lot coverage is, *"The area of a zoning lot occupied by the principal building and any accessory structures."* This standard exists...:

- 1) To ensure that only a certain area of the lot is covered by impervious surfaces like buildings, drives, decks, swimming pool, so that there is a remaining area to absorb water.
- 2) To create a certain density of development. Low lot coverage standard is required in low-density areas, while high lot coverage is permitted in high density residential area to permit more improvements on a lot.

The existing lot coverage on the subject site is 30 % (Exhibit 4), so any new impervious area on this lot requires a variance. Adding a drive as shown on the submitted site plan would increase lot's coverage to almost 54 %. Lot coverage on most of the residential lots to the north of the subject site in the same zoning district is above 30 %.

The lots directly to the south of the subject site are zoned R2 (traditional residential single-family district), and the maximum permitted lot coverage there is 60 %.

Current site conditions and the need for a variance

It appears that there used to be a garage attached to the house, and there is an existing drive leading into this portion of the house (see Exhibit 5 for pictures). However, the attached garage was converted into a room, so the exiting drive doesn't lead to a garage anymore.

The alley leading to the rear detached garage is not paved (see Exhibit 5 for pictures). The currently existing drive from the detached garage to the alley is not paved either and is covered with gravel. The absence of a paved entry to the garage makes it hard to get in and out of the site in rainy/snowy weather when the ground gets muddy. Thus, the petitioner would like to pave the area to be able to access the garage and not get stuck in dirt or spread dirt from site onto the street.

The site plan shows that there is a utility easement along the south portion of the site where a drive is proposed. Typically, drives over utility easements are okay as long as the property owner knows that the drive could be removed if the utility needs to access something underground. Despite that, staff checked the location of utilities based on available record and inspection. It appears that the only known utility in the 7.5-ft utility easement is an electric utility, and it's an above-ground utility (see pictures in Exhibit 5). Staff believes that there won't be conflicts with the utilities. The applicant also called Duke Energy to confirm that it's okay for the drive to be located there, and they are okay with it in that spot.

Variance of Development Standards Criteria

In order to approve a variance of development standards, the BZA needs to find that three (3) criteria are met. The applicant proposes their findings to these criteria in the submittal (Exhibit 3, page2). Staff proposes their findings of fact below.

VARIANCE OF DEVELOPMENT STANDARDS FINDINGS

AGENDA ITEM #1

If the Board should decide to APPROVE the requested Variance of Development Standards, please use the following findings of fact:

The Lapel Board of Zoning Appeals is authorized to approve or deny Variances of Development Standards by Indiana Code 36-7-4-918.5 and by Lapel UDO V1.6.3. The BZA may impose reasonable conditions as part of its approval. A Variance of Development Standards may be approved upon a determination in writing that the following three (3) criteria are met (V1.6.9.A):

- **The approval will not be injurious to the public health, safety, morals, and general welfare of the community:**

Adding a paved drive would create a clean way for the applicant to access their garage, which would improve the general welfare of the community. The subject site is comparable in size to the lots south of it in the R2 zoning district, where the maximum 60 % lot coverage is permitted. Also, the lot coverage on the lots in the same R1 zoning district to the north of the site is typically above 30 % as well. Permitting lot coverage up to 60 % on the subject site would match some of these surrounding properties.

- **The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:**

It is likely that the use and value of real estate adjacent to the subject site will NOT be affected in a substantially adverse manner by allowing the requested variance. Nearby property owners may remonstrate against this petition if they believe this request will have significant adverse effects on adjacent properties. Should nothing contrary be brought to light by adjacent owners at the public hearing, it is presumed that the approval of this variance request will not have a substantially adverse effect on the use and value of adjacent properties.

- **The strict application of the terms of this Ordinance will result in a practical difficulty in the use of the property.**

Accessing the garage on the property cannot be done in any way except for adding either gravel or a paved drive. It would be easier for the petitioner to maintain a paved drive. The absence of a paved alley forces the applicant to invest in improvements on their own lot. If the alley was paved, the petitioner could connect to the alley instead and propose lower impervious surface coverage.

RECOMMENDATION

APPROVE the requested Variance of Development Standards based upon the following findings of fact:

- The approval **will not** be injurious to the public health, safety, morals, and general welfare of the community;

- The use and value of the area adjacent to the property included in the variance **will not** be affected in a substantially adverse manner;
- The strict application of the terms of this Ordinance **will** result in a practical difficulty in the use of the property.

With the following specific conditions:

1. The Applicant shall sign the Acknowledgement of Special Use document prepared by the Lapel Planning Staff within 60 days of this approval. Staff will then record this document against the property and a file stamped copy of such recorded document shall be available in the Lapel Town Hall.
2. Any alterations to the approved building plan or site plan, other than those required by the Board of Zoning Appeals (BZA), shall be submitted to the Planning Department prior to the alterations being made, and if necessary, a BZA hearing shall be held to review such changes.

MOTION OPTIONS

- Motion to **approve** the Variance of Development Standards to increase maximum lot coverage in R1 zoning district from 30 % to 60 % for the subject real estate as per submitted application BZA-2024-04 based upon the findings of fact *[listed by the applicant], and/or [presented by staff], and/or [any other findings of fact added during the BZA discussion]* with specific conditions proposed by staff.
- Motion to **deny** the Variance of Development Standards for the subject real estate as per submitted application BZA-2024-04 because... (List reasons, findings of fact)
- Motion to **continue** the review of the application BZA-2024-04 until the next regular meeting on *September 5, 2024*, because ... (list reasons).

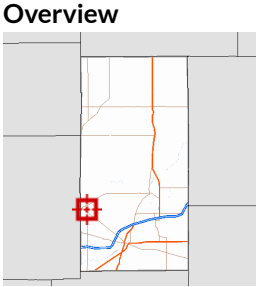


Beacon™

EXHIBIT 1. LOCATION MAP

Madison County, IN | Assessor Larry D. Davis

Location of 1209 Vine Street and County Zoning



- Legend**
- Parcels
 - Roads
 - County Boundary
 - Regulated Drains
- Floodplain**
- A,
 - A, APPROXIMATE FLOODWAY
 - AE,
 - AE, FLOODWAY
- County Zoning**
- A; Agriculture
 - General Commercial
 - Highway Commercial
 - Local Commercial
 - Institutional
 - IL; Light Industrial
 - IN; General Industrial
 - Planned Development
 - R1
 - R2
 - R3
 - Conservation Residential**
 - Multi-Family Residential
 - Manufactured Home Park
 - Parks and Recreation

Parcel ID	48-10-28-101-111.000-032	Alternate ID	31-117-94	Owner Address	Cole Daniel W & Roxanna L H/W
Sec/Twp/Rng	28-T19-R06	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		1209 Vine St
Property Address	1209 N Vine Lapel	Acres	n/a		Lapel, IN 46051

EXHIBIT 2. LAPEL ZONING MAP

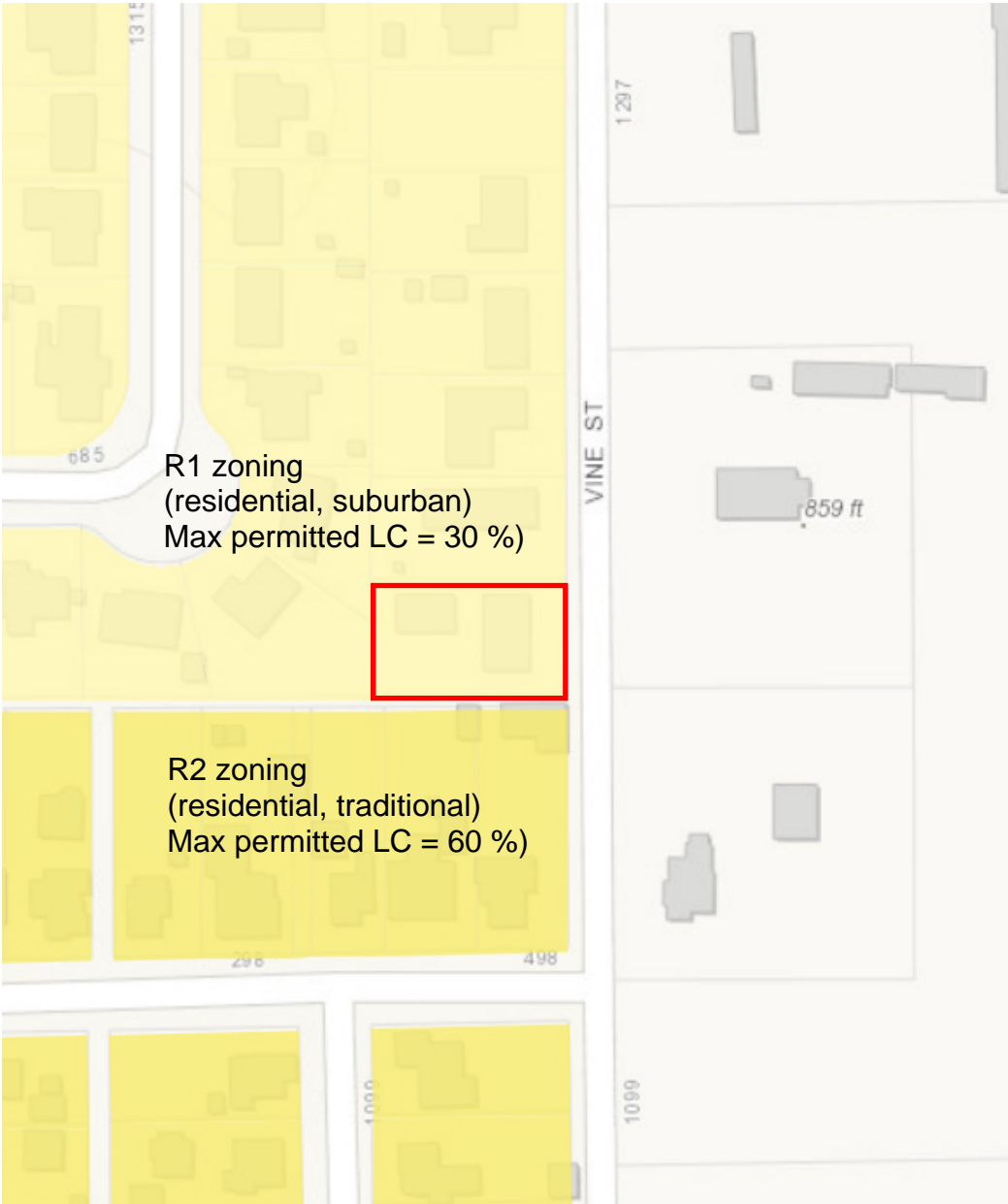




EXHIBIT 3. APPLICATION PACKET

PETITION CHECKLIST

Note: All documents must be legible. All text documents must be typewritten, or computer generated. All drawings, such as site plans, elevations, sign details, maps, surveys, must be drawn to an appropriate scale, dimensioned, and in ink.

1. One (1) completed checklist (this form).
2. One (1) completed petition, signed by the owner of the subject property or an authorized agent, notarized, and filed at least 35 days prior to a scheduled public hearing.
3. One (1) copy of a general location or area map indicating (in a reproducible manner) the location of the property and the surrounding area. Maps created using internet mapping sites are acceptable.
4. Four (4) copies of the legal description attached to the petition. Attach one to the petition; attach one copy to each of the Ordinances as referenced above.

Metes and bounds descriptions should include two (2) copies of the perimeter survey, drawn to scale. - or - Recorded subdivision legal description includes lot number, section number, subdivision name, plat book number with page number and must include a plat map (plat maps are available in Room 741 of the City-County Building/or a nominal charge).

5. Three (3) copies of a site plan must be filed. Plans must be legible and drawn to a scale of 1= 10, 1=20, 1=30, or 1=40. Additional information may be required, but at the minimum, plans must include the information described on the site plan form.
6. Non-refundable filing fee. See Fee Schedule for fee.
7. On-site hearing notice sign fee. The On-Site Notice must be posted in a conspicuous location along each street frontage of the affected property. There is a non-refundable fee of \$10 per sign required.
8. Surrounding property owners (optional). As part of the legal notice requirement, the petitioner is required to notify the owners of surrounding properties per the Rules of Procedure. Petitioners can request a list of those property owners requiring notice of their petition for an optional \$25 fee. The list of owners compiled will be provided to the petitioner on label form. Petitioners are still required to make copies of the legal notice and mail it to the list provided. If petitioners do not choose this option, they must obtain their own list of surrounding property owners from the County Assessor's Office.
9. Contact person identified. This Contact Person is notified when Legal Notice is prepared; contacted to provide additional information; and receives the written Staff Report.

Contact Name	Dan Cole
Contact Address	1209 Vine St. Lapel, IN 46051
Contact Phone	402.871.0074
Contact Email	pastordancole@gmail.com

Acceptable methods of payment include cash, check, or MasterCard, VISA, Discover or American Express credit card. Checks must be made payable to "Town of Lapel." Credit cards are accepted; however, the credit card processing agency assesses a fee ~3% of the transaction amount.



(Circle one)
PLAN COMMISSION / BZA

DOCKET NO.

PETITION APPLICATION
 2 PAGES

PETITIONER REQUEST – CIRCLE ALL THAT APPLY	REZONE - USE VARIANCE - DEVELOPMENT STANDARDS VARIANCE - SPECIAL EXCEPTION MODIFICATION OF: SITE PLAN - DEVELOPMENT STATEMENT - COMMITMENTS/CONDITIONS APPROVAL OF USE IN SPECIAL DISTRICT - APPEAL OF ADMINSTRATOR'S DECISION		
MEETING DATE REQUEST	Earliest Possible		
PROPERTY OWNER	Daniel W. & Roxanna L. Cole		
OWNER'S ADDRESS	1209 Vine St. Lapel, IN 46051		
PROJECT ADDRESS	1209 Vine St.	TOWNSHIP	Stony Creek
OWNER'S EMAIL ADDRESS	pastordancole@gmail.com		
CONTACT PERSON	Dan Cole		
CONTACT PHONE NUMBER	402.871.0074		
EMAIL ADDRESS	pastordancole@gmail.com		
LEGAL DESCRIPTION (SELECT ONE)	COMPLETE METE AND BOUNDS LEGAL DESCRIPTION ATTACHED -OR- PLATTED SITE WITHIN A RECORDED SUBDIVIION, COPY OF PLAT MAP ATTACHED. SUBDIVION NAME <u>Meadows Section 4</u> LOT NUMBER(S) <u>094</u> SECTION NUMBER(S) <u>Sec 4L094</u> RECORDED IN PLAT BOOK NUMBER <u>15</u> PAGE(S) <u>31</u> OR RECORDED AS INSTRUMENT NUMBER _____		
OWNERSHIP	DOES THE PETITIONER OWN 100% OF THE AREA INVOLVED IN THE PETITION? <input checked="" type="radio"/> YES <input type="radio"/> NO OTHER OWNERS? _____		
TAX PARCEL NUMBERS	48-10-28-101-111.000-32		





ACREAGE	0.22 Acres ±	PARCEL COUNT	
CODE ENFORCEMENT	IS THE PROPERTY SUBJECT TO ANY CODE ENFORCEMENT ACTION? YES <input type="radio"/> NO <input checked="" type="radio"/>		
CURRENT ZONING CLASSIFICATION	Residential		
CURRENT COMPREHENSIVE PLAN RECOMMENDATION			
EXISTING PROPERTY USE	Residential		
EXISTING IMPROVEMENTS ON PROPERTY	Unattached 2 1/2 car garage and Shop built on the property in approximately 1994 (?)		
PROPOSAL NARRATIVE	ATTACH NARRATIVE IF NEEDED I propose: 1. Pave and maintain apart ^{paving} in front of Garage as any owner would or should. 2. I also propose to pave the existing roadway or alley at personal cost and will maintain it in a proper fashion from the west end of property to Vine St.		
ORDINANCE	SPECIFY ANY SPECIFIC ORDINANCE(S), STANDARD(S), CONDITION(S), COMMITMENT(S), AND/OR REGULATION(S) SOUGHT TO BE MODIFIED. ATTACH ADDITION PAGE IF NEEDED. I seek a variance for any ordinance that may prohibit the ability to make these improvements to my property. A property that hasn't been cared for in a long while.		

OATH: THE PETITION APPLICATION INFORMATION, TO MY KNOWLEDGE AND BELIEF, IS TRUE AND CORRECT.

Harold W. Cole
PETITIONER SIGNATURE

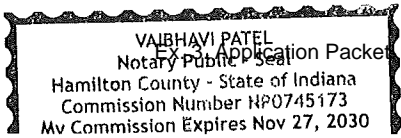
Harold W. Cole
OWNER SIGNATURE

NOTARY
SUBSCRIBED AND SWORN TO BEFORE ME THIS
NOTARY PUBLIC SIGNATURE
NOTARY PUBLIC PRINTED NAME
MY COMMISSION EXPIRES
MY COUNTY OF RESIDENCE

DATE 06/17/2024
VP
Vaibhavi Patel
NOV 27, 2030
Hamilton

NOTARY
SUBSCRIBED AND SWORN TO BEFORE ME THIS
NOTARY PUBLIC SIGNATURE
NOTARY PUBLIC PRINTED NAME
MY COMMISSION EXPIRES
MY COUNTY OF RESIDENCE

VAIBHAVI PATEL
Notary Public - Seal
Hamilton County - State of Indiana
Commission Number NP0745173
My Commission Expires Nov 27, 2030
DATE 06/17/2024
VP
Vaibhavi Patel
NOV 27, 2030
Hamilton





FINDINGS OF FACT FOR VARIANCE (DEVELOPMENT STANDARD)

The approval (will / will not) be injurious to the public health, safety, morals, and general welfare of the community because;

1. The paving of driveway in front of the unattached garage will improve to lock to the property and will keep flooding from occurring into the garage ~~due~~ due to the current unbound gravel.

The use and value of the area adjacent to the property included in the variance (will / will not) be affected in a substantially adverse manner because;

Paving will be done on our personal real estate and will not involve any other properties.

The strict application of the terms of the Zoning Code (will / will not) result in practical difficulties in the use of the property because:

We purchased this property with the intention of retiring here. We have two vehicles that need to be garaged and I need to be able to access or leave the property in a moments notice as a motorist. When it rains, it causes flooding into the garage. When it snows, I need to be able to clear the snow and be on my way.

There (are / are not) exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to the other property or class of use in the same vicinity and district because;

There are many properties in lapel that ~~have~~ have asphalt or concrete paving - many. The driveway in front of our property is small and will handle one vehicle. Insurance rates are a little cheaper if your vehicles are garaged. Not to mention better protected from the elements.

SURVEYOR LOCATION REPORT

This report was prepared only for:
MERIDIAN TITLE CORPORATION (#23-29636).

THIS REPORT IS DESIGNED FOR USE BY A TITLE INSURANCE COMPANY WITH RESIDENTIAL LOAN POLICIES. NO CORNER MARKERS WERE SET AND THE LOCATION DATA HEREIN IS BASED ON LIMITED ACCURACY MEASUREMENTS. THEREFORE, NO LIABILITY WILL BE ASSUMED FOR ANY USE OF THIS DATA FOR CONSTRUCTION OF NEW IMPROVEMENTS OR FENCES. THIS REPORT IS NOT INTENDED TO REPRESENT A SURVEY, NOR IS IT INTENDED TO BE USED BY AND/OR BENEFIT THE BORROWER(S).



PROPERTY ADDRESS: 1209 Vine Street, Lapel, IN 46051

PROPERTY DESCRIPTION: Lot Numbered 94 in the Meadows, Section Four, a Subdivision in the Town of Lapel, as shown in Plat Book 15, page 31, in the Office of the Recorder of Madison County, Indiana.

This is to certify that the subject property does not lie within that Special Flood Hazard Area Zone "A" or "AE". The accuracy is subject to map scale uncertainty and to any other uncertainty in location or elevation on Community Panel Number 18095C 0230D of the Flood Insurance Rate Maps, effective date May 3, 2011.

BORROWER(S): Daniel W. Cole



HAHN SURVEYING GROUP, INC.

Land Surveyors

8925 N. Meridian Street, Suite 120

Indianapolis, IN 46260

PHONE: (317) 846-0840 / (317) 846-4119

EMAIL: orders@hahnsurveying.com

www.hahnsurveying.com

Job No: S24-21373
Sheet 1 of 2

The Plan to Replace Gravel Dr. w. Asphalt

SURVEYOR LOCATION REPORT

I hereby certify to the parties named above that the real estate described herein was inspected under my supervision on the date indicated and that to the best of my knowledge, this report conforms with the requirements contained in Sections 27 through 29 of 865 IAC 1-1-12 for a SURVEYOR LOCATION REPORT. Unless otherwise noted there is no visible evidence of possession lines found.

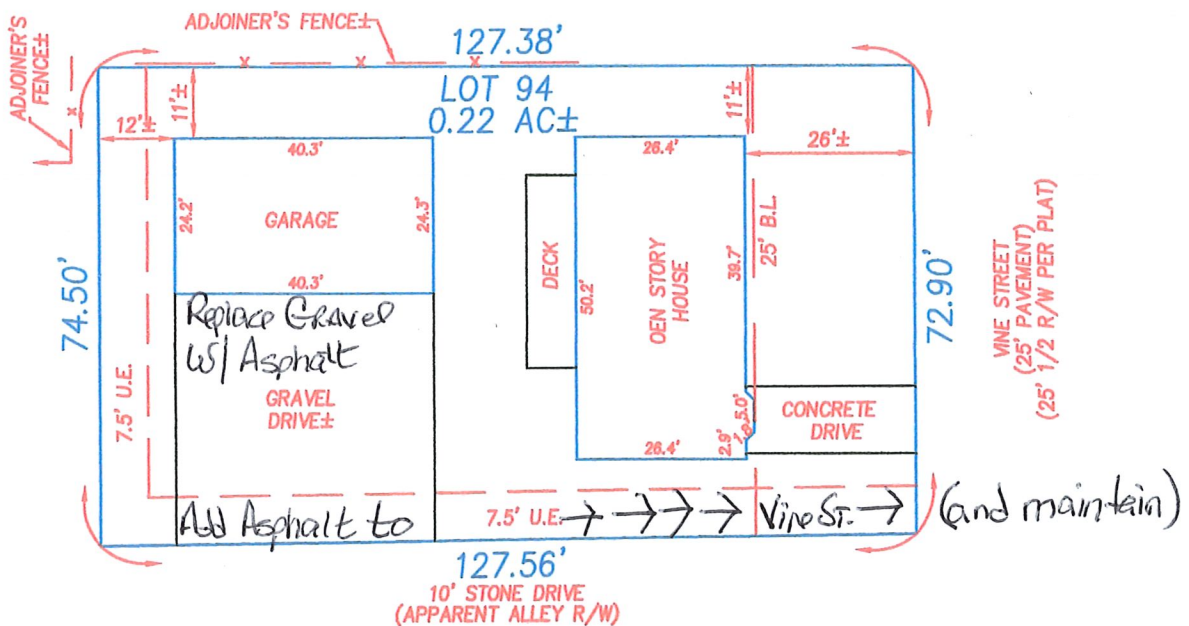
LEGEND

R/W	RIGHT-OF-WAY
x	FENCE±
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT



SCALE: 1"=30'

NOTE: FENCE LOCATIONS SHOWN ARE APPROXIMATE. AN ACCURATE BOUNDARY SURVEY IS REQUIRED TO DETERMINE EXACT LOCATIONS.



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www.hahnsurveying.com



CERTIFIED: 01-05-2023

Chad L. Brown
 Chad L. Brown
 Registered Land Surveyor,
 Indiana #21100002
 Drawn By: EWD
 Job No.: S24-21373
 Sheet 2 of 2

SURVEYOR LOCATION REPORT

I hereby certify to the parties named above that the real estate described herein was inspected under my supervision on the date indicated and that to the best of my knowledge, this report conforms with the requirements contained in Sections 27 through 29 of 865 IAC 1-1-12 for a SURVEYOR LOCATION REPORT. Unless otherwise noted there is no visible evidence of possession lines found.

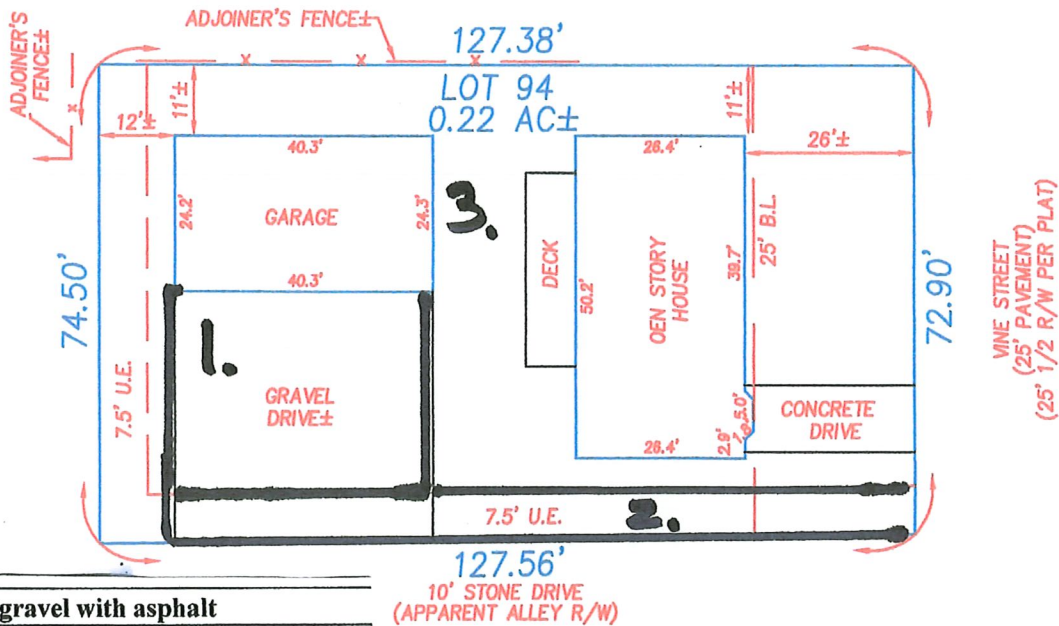
LEGEND

R/W	RIGHT-OF-WAY
x	FENCE±
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT

NOTE: FENCE LOCATIONS SHOWN ARE APPROXIMATE. AN ACCURATE BOUNDARY SURVEY IS REQUIRED TO DETERMINE EXACT LOCATIONS.



SCALE: 1"=30'



- #1 - Replace gravel with asphalt
- #2 - Replace gravel easement with asphalt
(agreement with Duke Energy)
- #3 - Remove "landscaping" rock and replace
with grass



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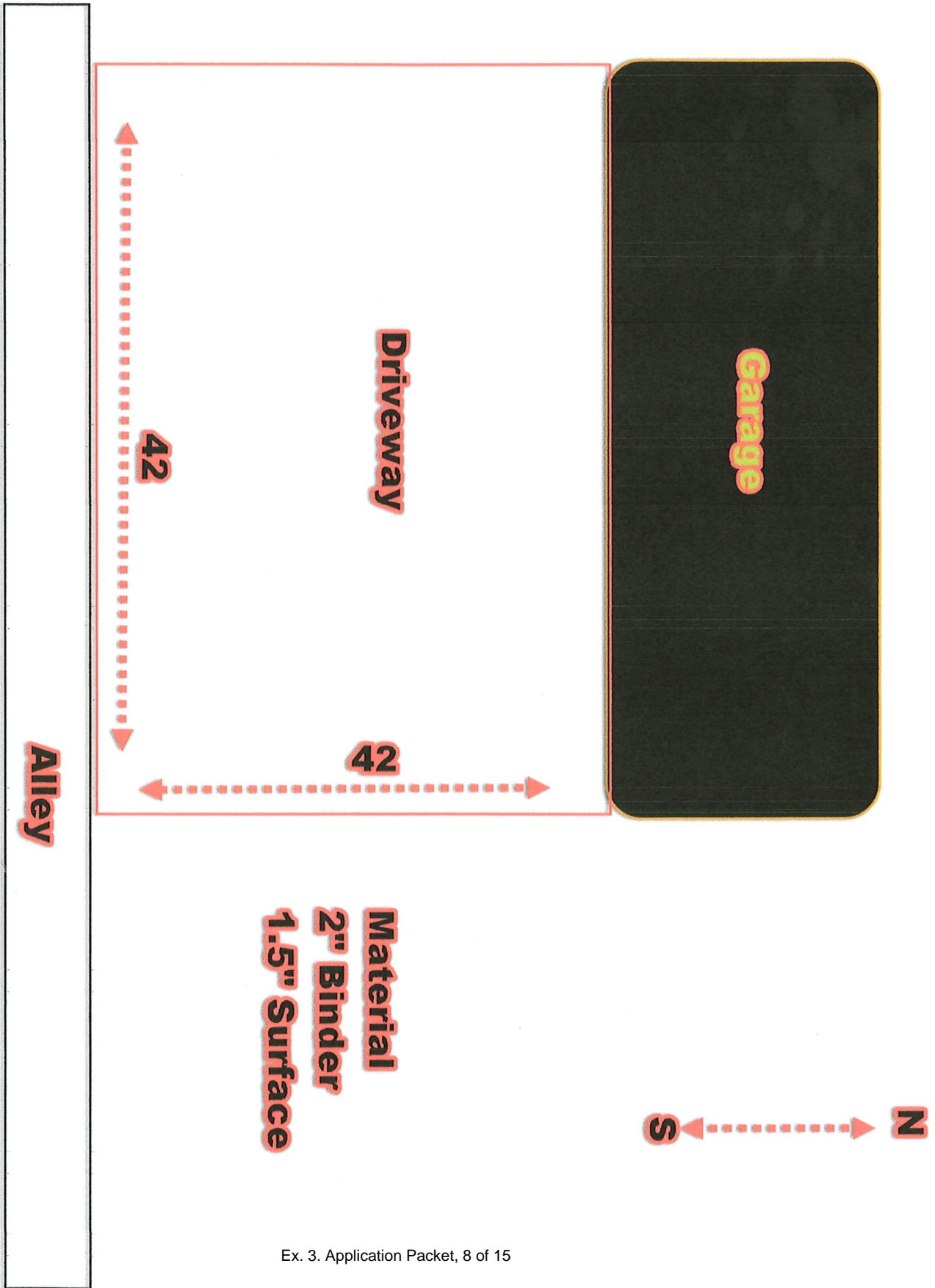
CERTIFIED: 01-05-2023

Chad L. Brown
 Chad L. Brown
 Registered Land Surveyor,
 Indiana #21100002
 Drawn By: EWD
 Job No.: S24-21373
 Sheet 2 of 2

Naniel W. Cole 6.28.24

Roxanna Cole

6.28.24



Garage

Driveway

Alley

N  **S**

42

42

Material
2" Binder
1.5" Surface

1209

**Approximately 42x42
 2" of binder asphalt and 1.5" of surface
 asphalt
 Gravel graded and compacted.**



e St

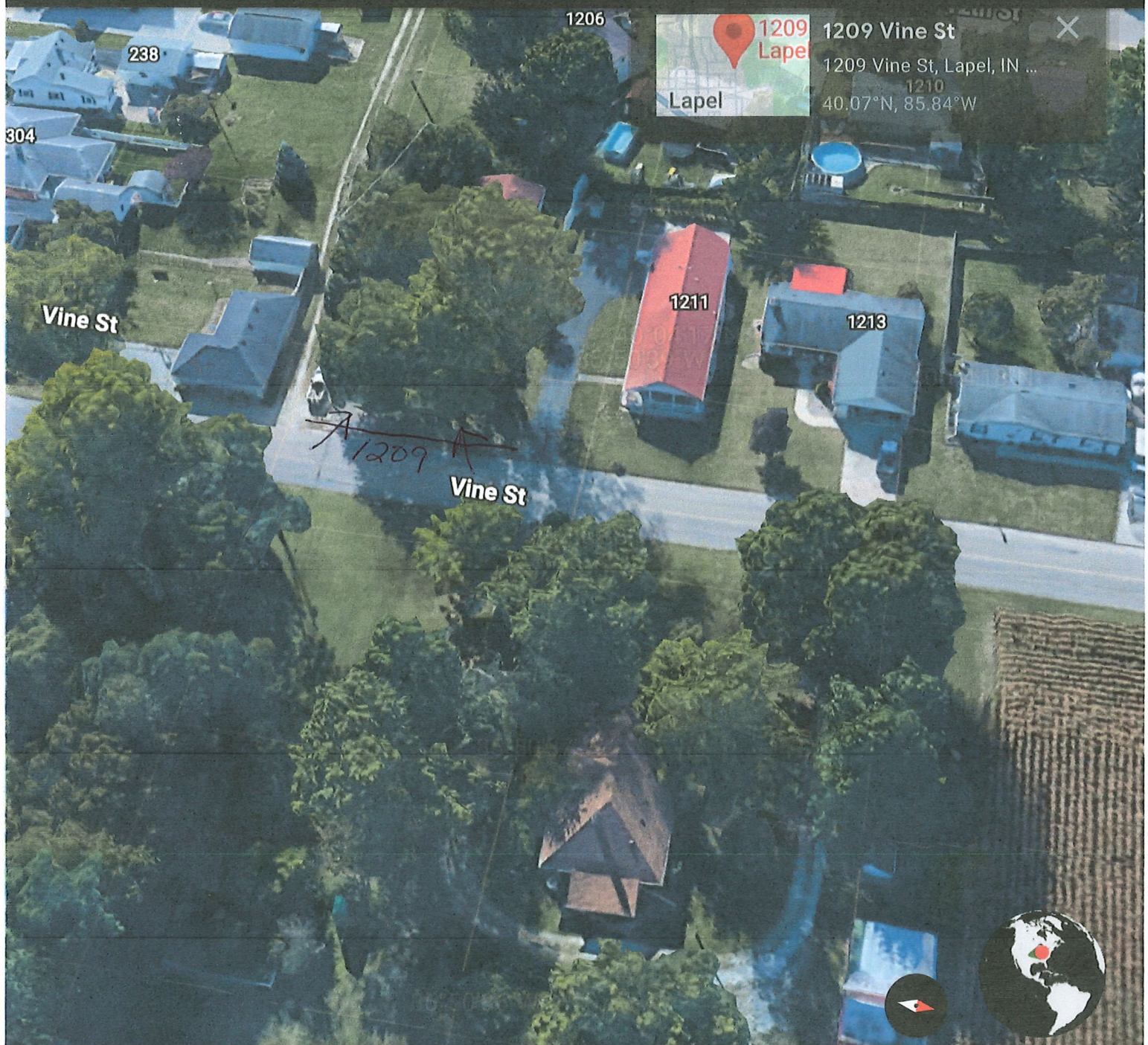
Vine St

Vine St

You are currently running an experimental version of Earth.

[Learn more](#)

[Send feedback](#)

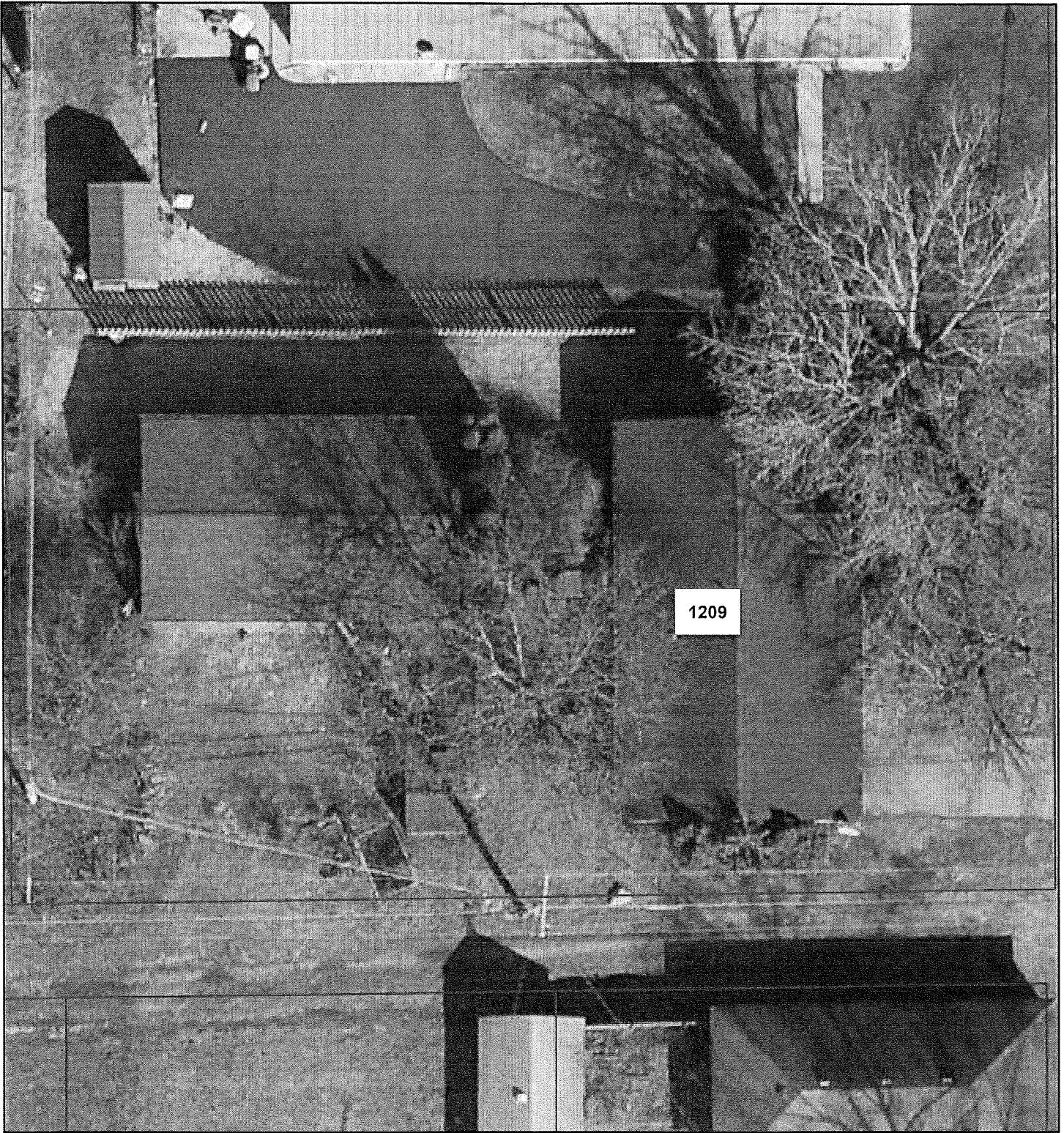


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Camera: 401 m 40°04'17"N 85°50'37"W 264 m

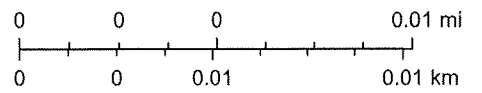
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4/25/2024, 10:59:22 AM

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- Address Points
- Tax Parcel



June 27, 2025

The Town of Lapel
Lapel, IN 46051

To Whom It May Concern:

My wife, Roxanna, and I purchased the home at 1209 Vine St., in Lapel in January 2024. We have relocated from Nebraska to get back closer to our 4 adult children and 12 grandkids! We wanted to find a smaller town we could settle down in and enjoy quiet, peaceful living and less busy streets than we experienced for sixteen years living in Omaha! We believe we found that in Lapel.

We are doing some work on the outside of our property to improve its look and make things a little easier on us to get in and out of our garage. Not the least of which is our desire to do asphalt paving in front of our unattached garage that sits west of the house. We would be replacing the existing gravel with the asphalt.

We are also in the process of working out details with Duke Energy to pave the 7.5' wide easement on the south side of the property from the west end of our property boundary out the Vine Street. However, we are asking that the Town of Lapel not make the approval of our request for variance dependent upon Duke Energy agreeing to allow us to pave the easement.

So, we seek (1) approval of request for variance to asphalt the area in front of our garage and (2) understand, or approve if need be, that we would plan to asphalt pave the easement at our expense only if we can get an agreement with Duke Energy. (3) previous owners had brought in rock and placed it between the back of the house and the garage. Our plan is to remove the rock and replace it with new grass.

We appreciate your consideration of our request.

Sincerely,

Dan and Roxanna Cole
1209 Vine Street
Lapel, IN 46051
402.871.0074

Duly Entered For Taxation
Subject To Final Acceptance
For Transfer
Jan 08 2024
Rick Gardner
AUDITOR MADISON COUNTY

2024R000382
01/08/2024 01:08:50 PM
FEE: 25.00 PGS: 3
ANGIE ABEL
MADISON COUNTY RECORDER, IN
RECORDED AS PRESENTED
THIS DOCUMENT WAS eRECORDED

TAX ID NUMBER(S)
State ID Number Only 48-10-28-101-111.000-032

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Joshua D. Brashear

CONVEY(S) AND WARRANT(S) TO

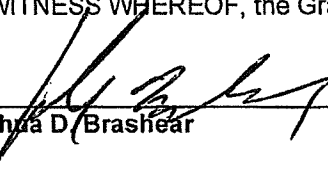
Daniel W. Cole and Roxanna L. Cole, Husband and Wife, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Madison County, in the State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 5 day of January, 2024



Joshua D. Brashear

State of Indiana, County of Hamilton ss:

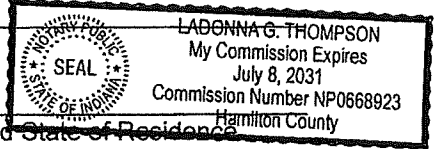
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Joshua D. Brashear** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 5 day of January, 2024

Ladonna G. Thompson
Signature of Notary Public

My Commission Expires:

Commission No.



Printed Name of Notary

Notary Public County and State of Residence

This instrument was prepared by:
Andrew R. Drake, Attorney-at-Law
1120 W. Oak Street, Ste. 250, Zionsville, IN 46077

Property Address:
1209 Vine Street
Lapel, IN 46051

Grantee's Address and Mail, Tax Statements To:
1209 Vine St
Lapel, IN 46051

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Andrew R. Drake

EXHIBIT A

Lot Numbered 94 in the Meadows, Section Four, a Subdivision in the Town of Lapel, as shown in Plat Book 15, page 31, in the Office of the Recorder of Madison County, Indiana.

MTC File No.: 23-29636 (UD)

Page 3 of 3

END OF DOCUMENT

EXHIBIT 4. SITE PLAN WITH LOT COVERAGE CALCULATIONS

SURVEYOR LOCATION REPORT

I hereby certify to the parties named above that the real estate described herein was inspected under my supervision on the date indicated and that to the best of my knowledge, this report conforms with the requirements contained in Sections 27 through 29 of 865 IAC 1-1-12 for a SURVEYOR LOCATION REPORT. Unless otherwise noted there is no visible evidence of possession lines found.

LEGEND

R/W	RIGHT-OF-WAY
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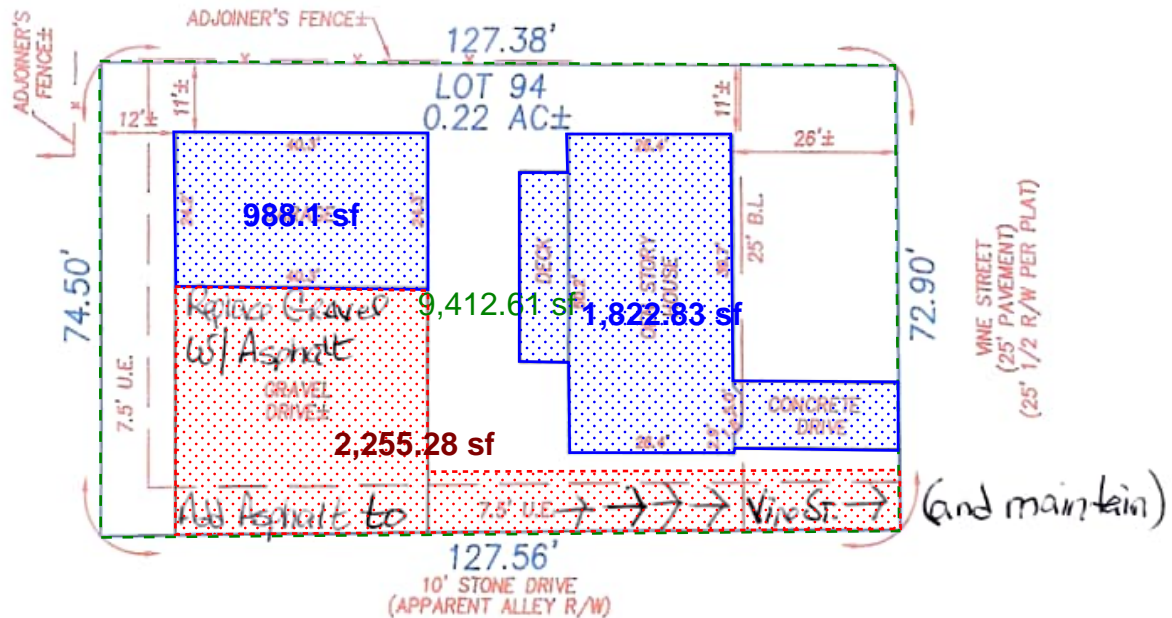


SCALE: 1"=30'

NOTE: FENCE LOCATIONS SHOWN ARE APPROXIMATE. AN ACCURATE BOUNDARY SURVEY IS REQUIRED TO DETERMINE EXACT LOCATIONS.

Current LC = $(1822.8+988.1)/9412 = 29.9 \%$

Proposed LC = $(1822.8 + 988.1 + 2255)/9412 = 53.8 \%$



HAHN SURVEYING GROUP, INC.
 Land Surveyors
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 PHONE: (317) 846-0840 / (317) 846-4119
 EMAIL: orders@hahnsurveying.com
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CERTIFIED: 01-05-2023

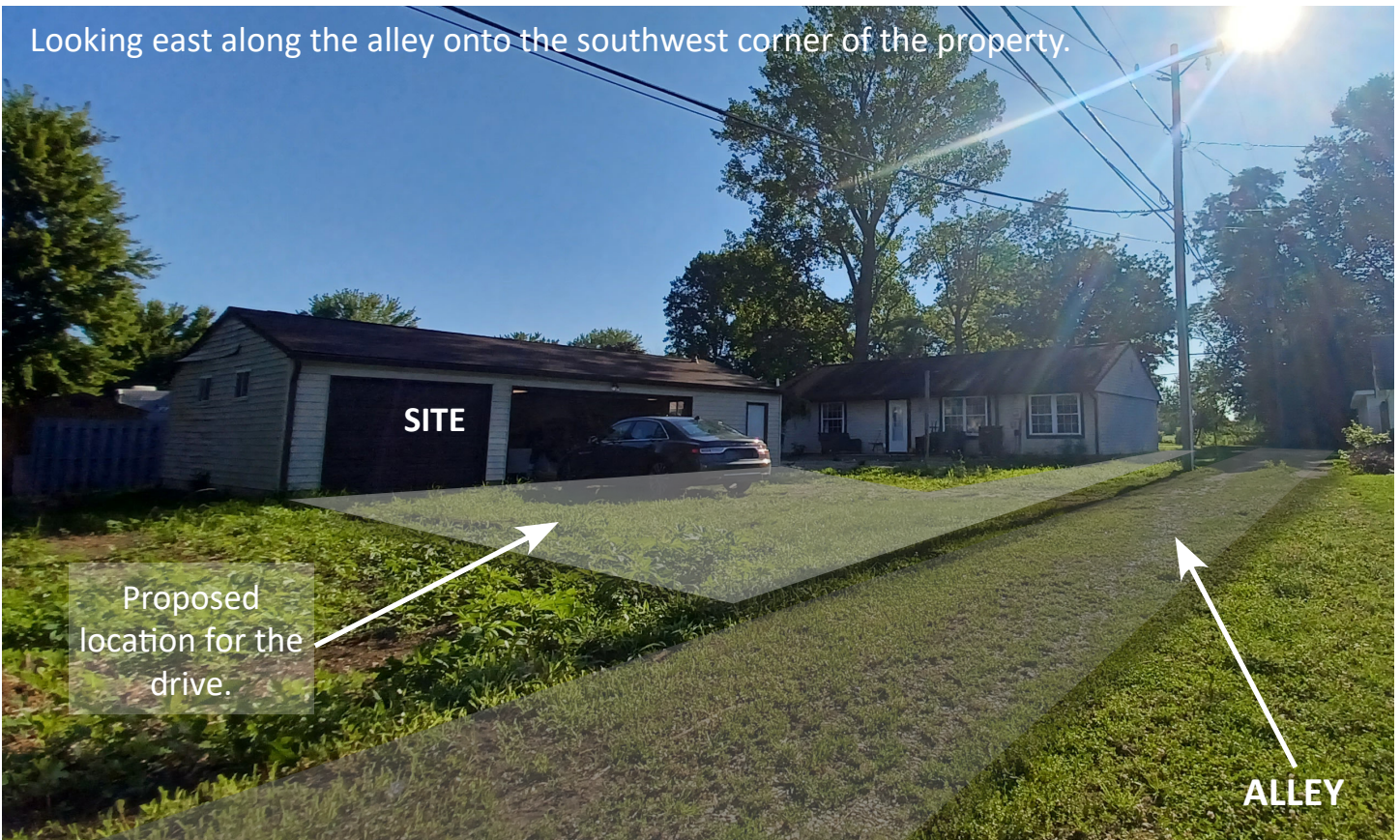
Chad L. Brown
 Chad L. Brown
 Registered Land Surveyor,
 Indiana #21100002
 Drawn By: EWD
 Job No.: S24-21373
 Sheet 2 of 2

EXHIBIT 5. SITE AND VICINITY PICTURES

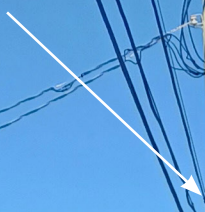
Looking west from Vine Street onto the southeast corner of the property.



Looking east along the alley onto the southwest corner of the property.



Electric utilities
are above the
ground.



ALLEY



SITE

Proposed
location for the
drive.



Looking west from Vine Street along the alley, southeast corner of the subject site.