

CASE SUMMARY

Development Standards Variance

Case: 2025-2233
Kyle Ritter, Petitioner

Request: Seeking a development standards variance from Section 4.02.C.3, Unified Development Ordinance (UDO), to allow an accessory structure to exceed the total cumulative square footage of 75% of the ground floor of the primary structure

Location: Lot 2, Wexford Estates, Section 2, 1091 North County Road 50 East

Acreage: 3.1 acre

Zoning: Residential 1 (R1)

Staff Summary:

The petitioner wishes to construct a pole barn for personal use, larger in area than allowed by zoning regulations. The square footage of an accessory building is limited to 75% of the ground floor area of the primary structure which is 4,650 square feet. The petitioner would be allowed to construct a 3,487.50 square foot building and is proposing 4,290 square feet to allow sufficient room for an indoor basketball court, and an indoor turf/multisport area with a batting cage for their children to utilize year-round.

The average lot size of the lot within this section of Wexford is just over 6 acres. The remaining area consists of residential uses of varying density.

Accessory structures are commonplace in residential districts, but the current standards in the Zoning Ordinance are designed with smaller lot sizes in mind. This property is unusual in that it is part of an exempt subdivision zoned RE1 and all the lots are between 2 and 14 acres in size which can accommodate larger accessory structures. Staff is in the process of amending the zoning ordinance to be able to accommodate larger buildings on larger lots.

To date, staff has not received any inquiries after the public notice was completed.

Due to the petitioner's lot size and location, staff supports the petitioner's request for additional area and height of the proposed accessory structure.

BZA options include the following:

- Approve the variance requests
- Deny the variance requests
- Approve the variance requests with conditions



Danville BZA

49 North Wayne Street | Danville, IN 46122
317-745-4180 | www.danvilleindiana.org

Date of Hearing: 5-21-25
Board of Zoning Appeals Action: _____

App. No.: 2025-2233
Fee: \$350.00
Received By: LT

APPLICATION FOR APPROVAL (Check all that apply)

☐ Appeal ☐ Special Exception ☐ Use Variance ☒ Development Standard Variance (Sq Ft.)

* Please fill out the form in its entirety

Applicant (s) Kyle Ritter
Address (s) 1091 N. CR 50 East, Danville, IN 46122
Phone (s) 317-340-0878 Email (s) kpritter@gmail.com

Owners (s) Same as above
Address (s) _____
Phone (s) _____ Email (s) _____

Owners' Representative (Subdivider, if any) and /or Registered Engineer or Land Surveyor: _____

Address (s) _____
Phone (s) _____ Email (s) _____

Lot 4, Weeford, sec 2
Address of Subject Property: 1091 N CR 50 E Danville IN 46122

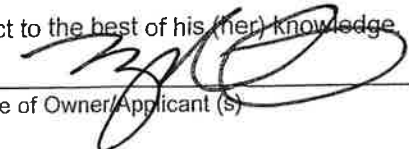
Area (in acres): 3.1 Number of Lots: 1

Parcel ID#: 17-1-34-b1w-451-004 Current Zoning District: R-1

Requested Action From The Danville BZA: Development standard variance
of UDO Section 4.02, C.3. accessory
structure square footage maximum of
75% of ground floor area of primary structure (4,650 sq ft)

STATE OF INDIANA)
) SS:
HENDRICKS COUNTY)

The undersigned certifies that the above information is true and correct to the best of his (her) knowledge


Signature of Owner/Applicant (s)

Title of Applicant

Kyle and Alli Ritter
1091 N. CR 50 East
Danville, IN 46122

RE: Letter of Intent for Pole Barn

April 17, 2025

To Danville Board of Zoning Appeals,

We appreciate you taking time to review our request for a variance for our planned pole barn on our private property. Our vision and plan for the barn is an indoor half basketball court, as well as an indoor turf/multisport area with batting cage for our children to be able to utilize year round. We are fortunate that our home and future barn will sit on a little more than 3 acres of land on the end of a private drive. Our backyard is surrounded by woods on both sides which allows for a perfect location for the barn that will not be visible to the majority of homeowners nearby.

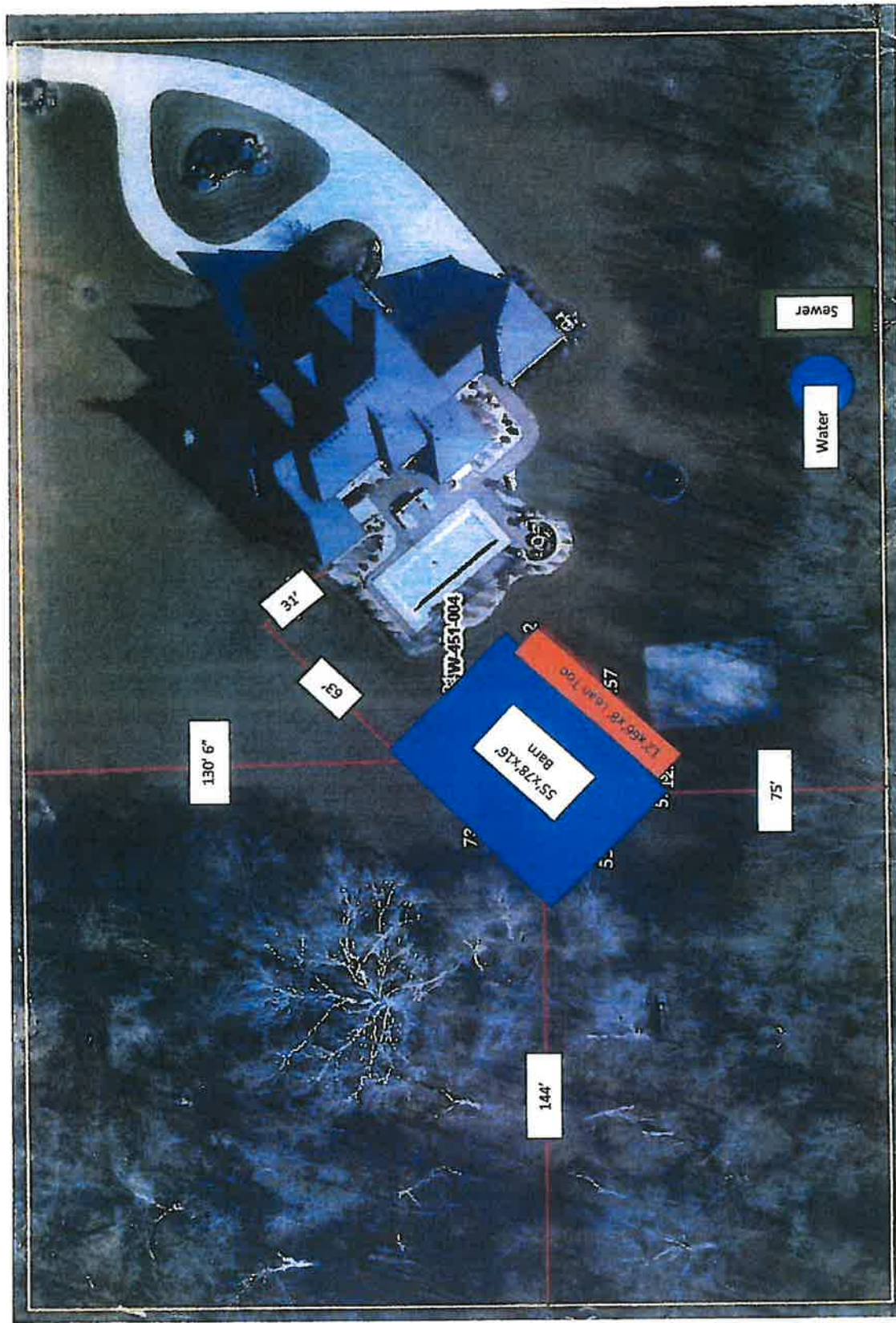
Thank you again for your consideration of our request.

Sincerely,

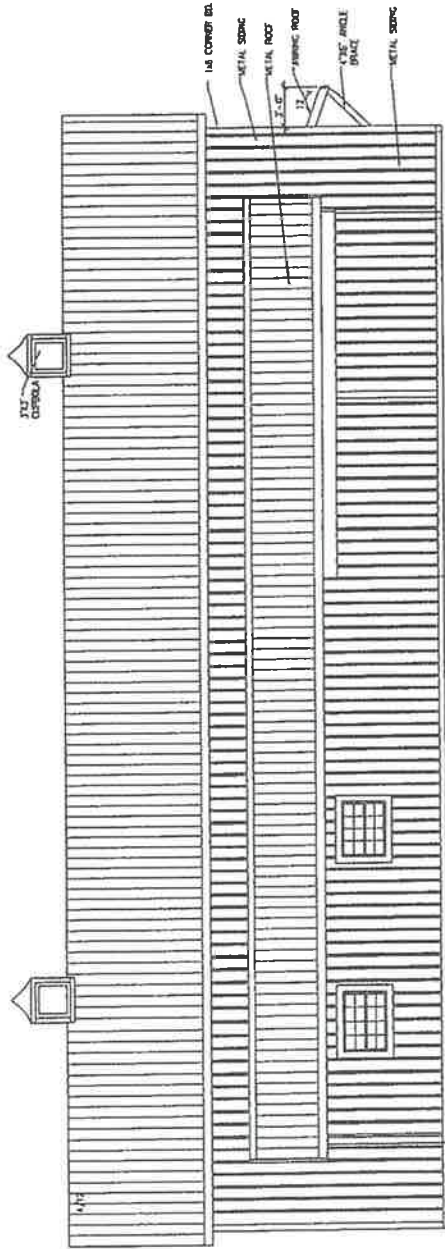
A handwritten signature in black ink, appearing to read "Alli Ritter". The signature is fluid and cursive, with the first name "Alli" written in a larger, more prominent script than the last name "Ritter".

Kyle and Alli Ritter

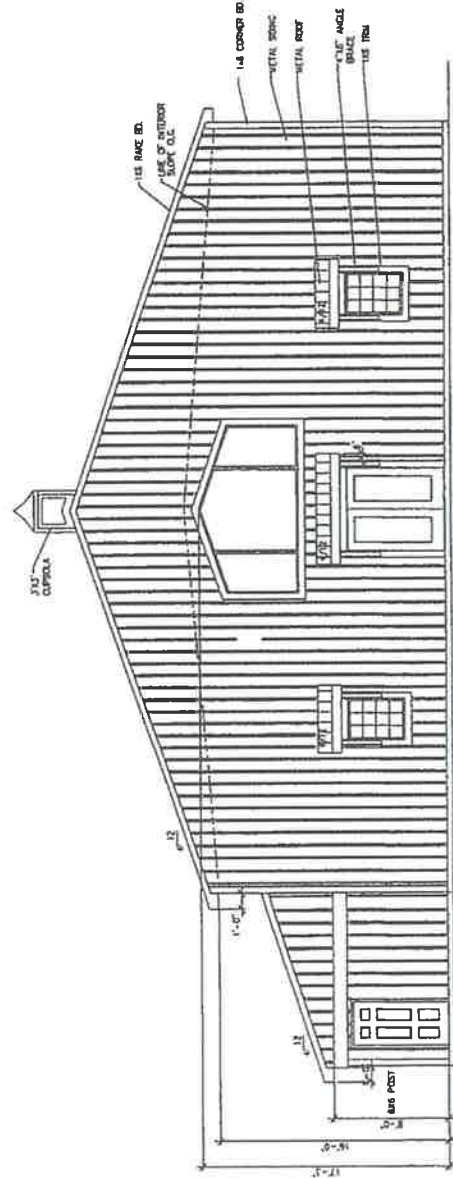
Kyle Ritter 55'x78'x16' Barn with a 12'x66'x8' Lean Too
1091 N CR 50 E Danville, IN 46122



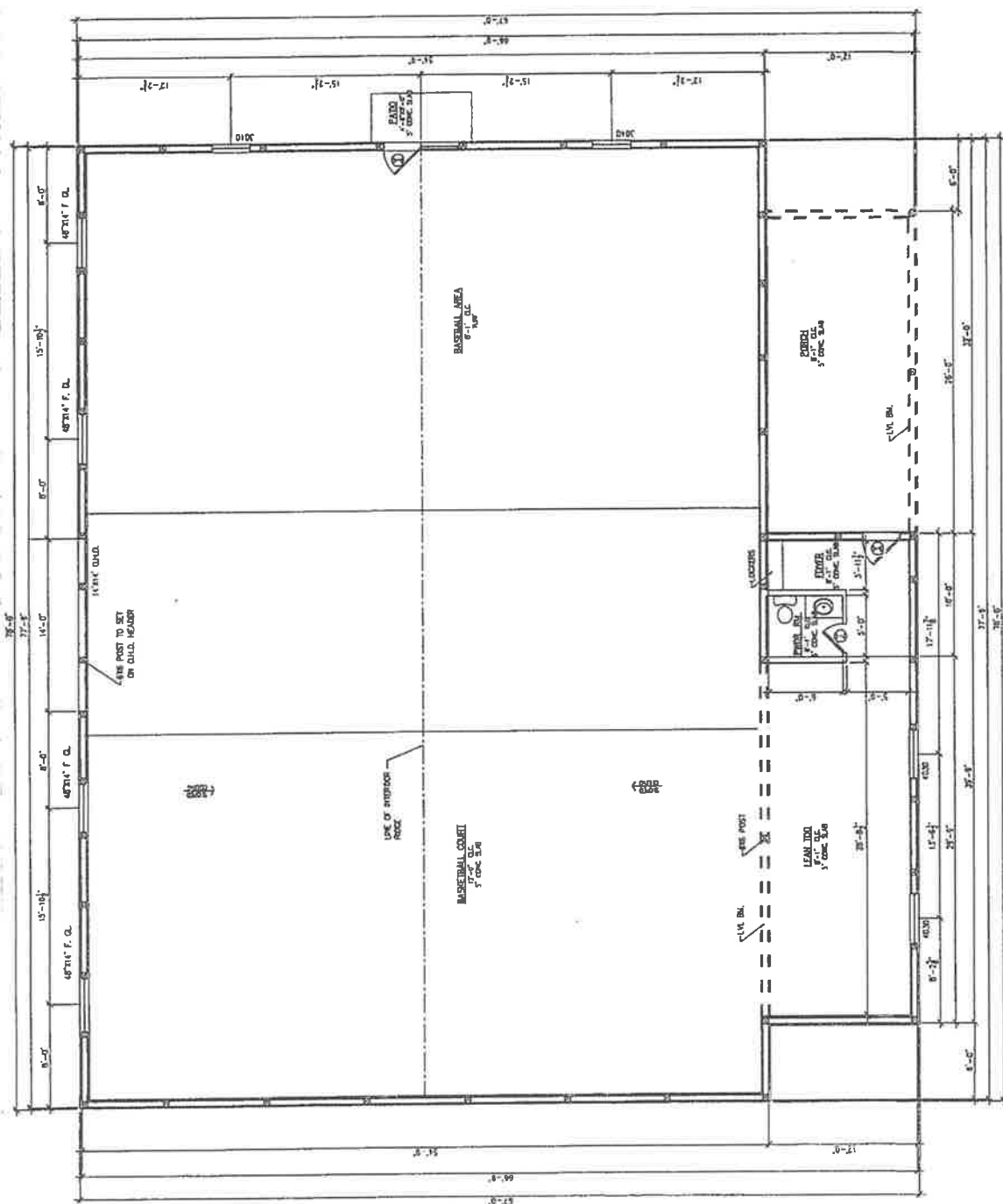
These plans should not be undertaken without the assistance of a professional builder. It is the responsibility of the owner to ensure that the building is constructed in accordance with the applicable building codes and regulations. The owner is responsible for obtaining all necessary permits and ensuring that the building is constructed in accordance with the applicable building codes and regulations. The owner is responsible for ensuring that the building is constructed in accordance with the applicable building codes and regulations.



LEFT ELEVATION (SOUTH)



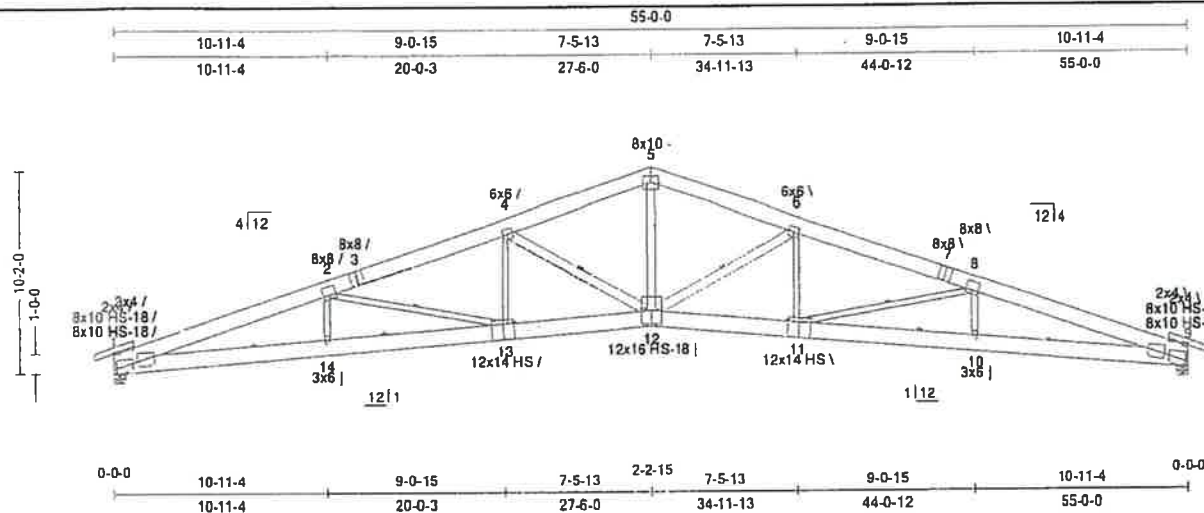
FRONT ELEVATION (EAST)



১১১১

Truss: MB-Ritter
Job: 101424-4545
Designer: Delmar Stutzman
Date: 10/14/24 10:07:06
Page: 1 of 1

SPAN	PITCH	QTY	OHL	OHR	CANT L	CANT R	PLYS	SPACING	WGT/PLY
55'-0-0	4/12	11	0'-0-0	0'-0-0	0'-0-0	0'-0-0	1	72 in	541 lbs



Loading (psf)	General	CSI	Deflection	L/	(loc)	Allowed
TCLL: 23.1	Bldg Code: IBC 2021/	TC: 0.65 (2-4)	Vert TL: 1.43 in	L/451	(11-12)	L/240
TCDL: 5	TPI 1-2014	BC: 0.78 (13-14)	Vert LL: 0.94 in	L/687	12	L/360
BCLL: 0	Rep Mbr: No	Web: 0.84 (2-13)	Horz TL: 0.61 in		9	
BCDL: 7	Lumber D.O.L: 115 %					

Reaction									
JT	Brg Combo	Brg Width	Rqd Brg Width	Max React	Max Grav Uplift	Max MWFRS Uplift	Max C&C Uplift	Max Uplift	Max Horiz
1	1	7 in	4.78 in	5,791 lbs	-	-1,326 lbs	-	-1,326 lbs	15 lbs
9	1	7 in	4.78 in	5,791 lbs	-	-1,326 lbs	-	-1,326 lbs	-

TC: SYP2400/2.0 2 x 10
BC: SYP2400/2.0 2 x 10
Web: SYP#1 2 x 4 except:
SYP#1 2 x 6: 4-12, 5-12, 6-12

TC: Purlins at 24" OC, Purlin design by Others.
BC: Sheathed or Purlins at 6-8-0, Purlin design by Others.
Web: One Midpoint Row: 2-13, 4-12, 6-12, 8-11



1) This truss has been designed for the effects of balanced (23.1 psf) and unbalanced flat roof snow loads in accordance with ASCE 7 - 16 with the following user defined input: 30 psf GSL, Terrain C, Exposure (Ce = 1.0), Thermal (Ct = 1.10), DOL = 1.15. If the roof configuration differs from hip/gable, Building Designer shall verify snow loads.

2) This truss has been designed for the effects of wind loads in accordance with ASCE 7 - 16 with the following user defined input: 115 mph (Factored), Exposure C, Enclosed, Gable, Risk Category II, Overall Bldg Dims 25 ft x 60 ft, h = 15 ft, End Zone Truss, Both end webs considered. DOL = 1.60

3) This truss has been designed for the effects of a 17.4 psf live load computed in accordance with IBC 2021 assuming slope = 4/12 and area supported = 330 ft², DOL = 115 %.

4) Non-concurrent minimum storage attic loading has been applied in accordance with IBC 1607.1

Table indicates: Member ID, max CSL, max axial force, (max compr. force if different from max axial force). Only forces greater than 300 lbs are shown in this table.

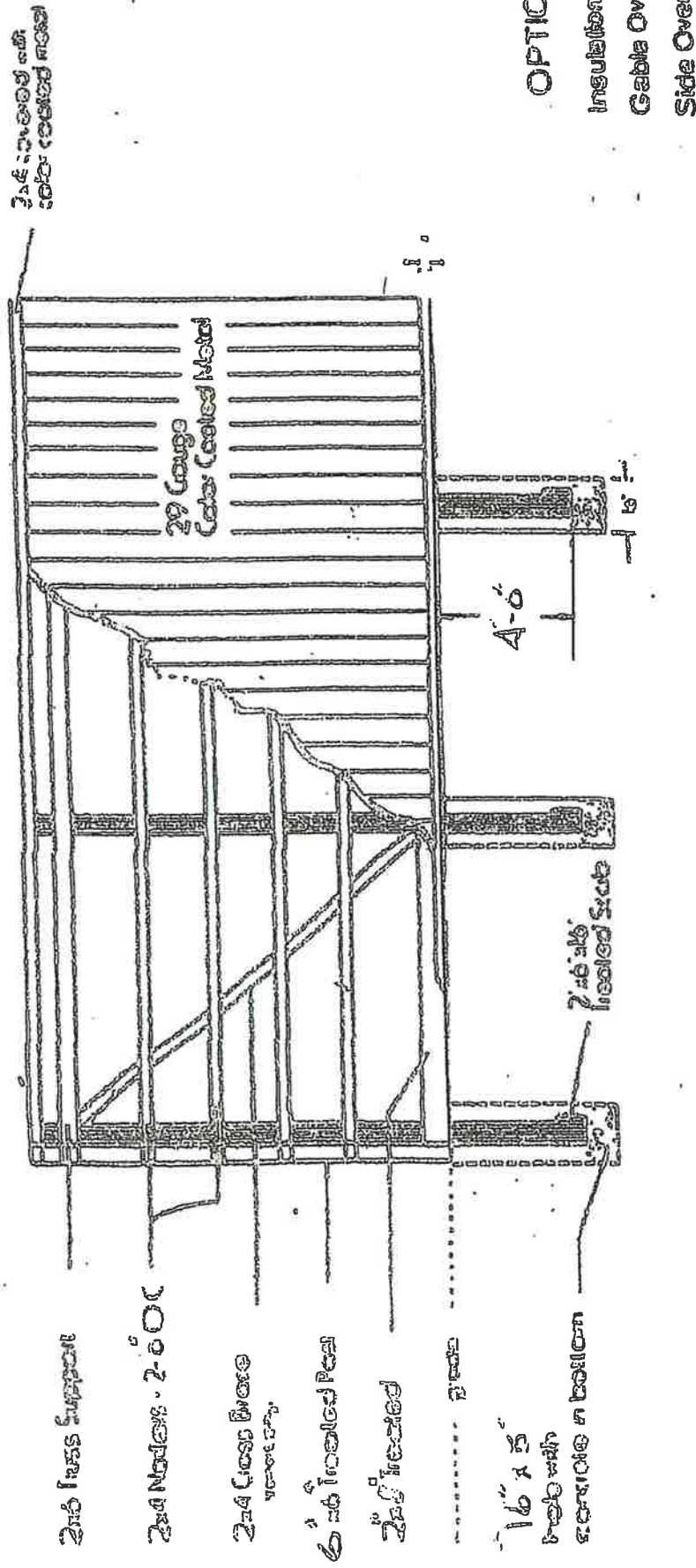
TC	1-2	0.577	-17,739 lbs	4-5	0.477	-12,118 lbs	6-8	0.649	-15,205 lbs
	2-4	0.649	-15,205 lbs	5-6	0.477	-12,118 lbs	8-9	0.577	-17,738 lbs
BC	9-10	0.777	16,605 lbs	11-12	0.499	14,259 lbs	13-14	0.781	16,632 lbs
	10-11	0.781	16,632 lbs	12-13	0.499	14,259 lbs	14-1	0.777	16,605 lbs
Web	2-14	0.122	737 lbs	4-12	0.767	-4,053 lbs	6-11	0.236	1,425 lbs
	2-13	0.836	-2,394 lbs	5-12	0.752	6,240 lbs	8-11	0.836	-2,394 lbs
	4-13	0.236	1,425 lbs	6-12	0.767	-4,053 lbs	8-10	0.122	737 lbs
			(74 lbs)						(74 lbs)

- 1) Unless noted otherwise, do not cut or alter any truss member or plate without prior approval from a Professional Engineer.
- 2) Unlabeled plates are 2x4 20ga.
- 3) The fabrication tolerance for this roof truss is 20 % (Cq = 0.80).
- 4) Building Designer shall verify self weight of the truss and other dead load materials do not exceed TC DL 5 psf.
- 5) Design assumes minimum 2x₄ (vertical orientation, visually graded) purlins attached to the TC at purlin spacing shown with at least 2-10d nails.
- 6) Brace bottom chord with approved sheathing or purlins per Bracing Summary.
- 7) Lateral bracing shown is for illustration purposes only and may be placed on either edge of truss member.
- 8) A creep factor of 1.00 has been applied for this truss analysis.
- 9) The "SYP" label shown in the "Material Summary" above indicates the new SPIB design values effective June 1, 2013 were used.
- 10) ☒ Indicates lateral bracing required perpendicular to the plane of the truss at either the midpoint (one shown) or third points (two shown); bracing by others. See BCSI-B3 for additional information.
- 11) ☐ Indicates non-structural members.
- 12) Listed wind uplift reactions based on MWFRS & C&C loading.

ALL PERSONS FABRICATING, HANDLING, ERECTING OR INSTALLING ANY TRUSS BASED UPON THIS TRUSS DESIGN DRAWING ARE INSTRUCTED TO REFER TO ALL OF THE INSTRUCTIONS, LIMITATIONS AND QUALIFICATIONS SET FORTH IN THE EAGLE METAL PRODUCTS DESIGN NOTES ISSUED WITH THIS DESIGN AND AVAILABLE FROM EAGLE UPON REQUEST. DESIGN VALID ONLY WHEN EAGLE METAL CONNECTIONS ARE USED.

TrueBuild® Truss Software v5.7.13
Eagle Metal Products

WALL SECTION





The truss designs referenced below have been prepared by me or under my direct supervision based on the truss design criteria and requirements ("design criteria") provided by Gold Star Truss, LLC.

These truss designs are intended for the fabrication of individual building components that will perform to the design criteria provided. Any variance from the design criteria will render the affected truss designs inapplicable.

Listed below are the truss designs included in this package and covered by this seal.

Job: 101424-4545 - 1221417
MB-Ritter

Any location identification is for file reference only. No determination of the appropriateness of design criteria for any specific project has been made in preparing the truss designs.

Please refer to individual truss designs for specific design criteria.



Arturo A. Hernandez (IN, PE-10606011)

My license expiration date for the state of IN is 07/31/2026.

IMPORTANT NOTE: The responsibility of the engineer sealing this package, as a Truss Engineer, is solely for design of individual trusses as individual building components based upon design criteria provided by others and set forth in the referenced truss drawings. The truss design criteria for the components have not been verified as appropriate for any particular building, project or use. Adequacy and suitability of design criteria and requirements for the truss designs for any specific project are the responsibility of the building designer, not the Truss Engineer, per ANSI/TPI-1, Chapter 2.

Development Standards Variance (Area)

Kyle Ritter



FINDINGS OF FACT

DEVELOPMENT STANDARD VARIANCE

Address: 1091 N. CR 50 East, Danville, IN 46122

1. The approval will not be injurious to the public health, safety, morals and general welfare of the community because:

it is a storage barn on private property/residence
that is surrounded by tree line

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

it is a storage barn on private property/residence
that is surrounded by tree line.

3. The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought because:

of the size of storage needed.

**BOARD OF ZONING APPEALS
DANVILLE, INDIANA**

**ACTION ON PETITION FOR A VARIANCE
FROM DEVELOPMENT STANDARDS**

MOTION

I move that we **approve / deny** the variance sought by Kyle Ritter, petitioner in BZA petition 2025-2233 to allow an accessory structure to have an increased area of 3,487.50 square feet (UDO Section 4.02.C.3.). This petition has **satisfied / not satisfied** the requirements for variances under state law for the following reasons:

1. The approval **will / will not** be injurious to the public health, safety, morals, and general welfare of the community
 - a) **for the reason(s) stated in the staff report;**
 - b) **for the reason(s) stated in Petitioner's proposed findings of fact; and/or**
 - c) **because:** _____

2. 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
 - a) **for the reason(s) stated in the staff report;**
 - b) **for the reason(s) stated in Petitioner's proposed findings of fact; and/or**
 - c) **because:** _____

3. The strict application of the terms of the Zoning Ordinance **will / will not** result in practical difficulties in the use of the property
 - a) **for the reason(s) stated in the staff report;**
 - b) **for the reason(s) stated in Petitioner's proposed findings of fact; and/or**
 - c) **because:** _____

[note #1: An adverse finding on any one of the above requires Board denial of the variance.]

[note #2: None of the words in bold italics should be used if the motion is to approve a variance.]

And, I move that this approval be made subject to the following conditions:

[note #3: If the majority votes against a motion to approve a variance, a subsequent motion should be made for findings of fact to reflect that the Petitioner did not establish the three requirements of state law to have been met. This motion should indicate which requirement(s) were not met or cite reasons stated in the staff report, if the staff recommendation was against approval.]

DECISION

(After a second is made to the motion and a vote is taken, the presiding officer makes the following announcement): “It is therefore the decision of this body that this variance petition is **approved / denied** (and if conditions have been imposed)...**subject to the conditions made a part the adopted motion.**”