CASE SUMMARY

Development Standards Variance

Case: 2025-2234
Kyle Ritter, Petitioner

Request: Seeking a development standards variance from Section 2.02.C., Unified Development Ordinance (UDO), to allow an accessory structure to exceed the maximum height of 20 feet

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 is requesting a development standards variance from Section 2.02.C of the Unified Development Ordinance (UDO) to allow the construction of a pole barn that exceeds the maximum permitted height for accessory structures. The proposed structure is planned to be 26 feet in height, which is 6 feet taller than the 20-foot maximum allowed. However, the primary residence on the property is 32 feet tall, ensuring that the accessory structure remains clearly subordinate in scale.

The subject property is located at 1091 North County Road 50 East, within the Residential 1 (R1) zoning district and is part of the Wexford subdivision. Nearby subdivisions such as Rhoton Estates and Oak Bluff feature similar lot sizes and development patterns. Notably, variances for accessory structure height have been approved on comparable estate-sized lots in the vicinity, establishing a precedent for such requests. These approvals reflect the community's accommodation for larger accessory structures that remain subordinate to the primary residence.

As of the time of this report, no public inquiries have been received following the required notification.

Given the substantial lot sizes and the established pattern of similar variances in the area, the proposed accessory structure aligns with the character and development standards of the surrounding neighborhood.

BZA options include the following:
-Approve the variance requests
-Deny the variance requests
-Approve the variance requests with conditions

TOWN OF DANVILLE

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.: 2025-2234
Fee: $50.00 (Second)
Received By: LT

APPLICATION FOR APPROVAL (Check all that apply)

☐ Appeal ☐ Special Exception ☐ Use Variance ☑ Development Standard Variance (Height)

* 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) kritter@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) _____

Address of Subject Property: Lot 4 Wekcord Sec 2 1091 N. CR 50 East Danville In 46122
Area (in acres): 3.1 Number of Lots: 1
Parcel ID#: 17-1-34-6100-457-004 Current Zoning District: R1

Requested Action From The Danville BZA: Development Standard Variance of UDO Section 2.02 C. - Accessory Structure - Height to exceed 20' (26')
increase to

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,

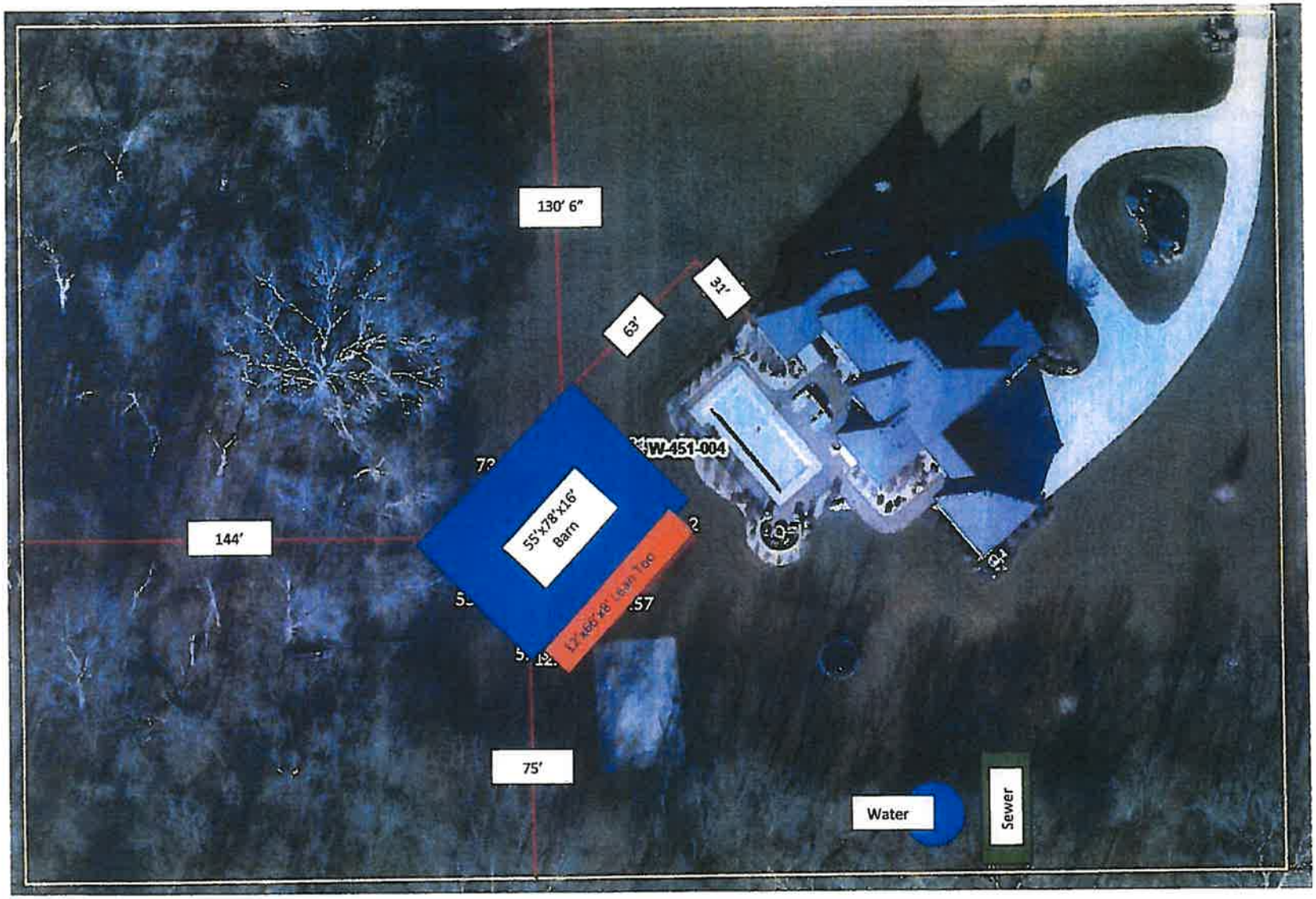
We appreciate you taking time to review our request for a variance for our planned pole barn on our private property. Our vision and plan for the barn is an indoor half basketball court, as well as an indoor turf/multisport area with batting cage for our children to be able to utilize year round. We 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.

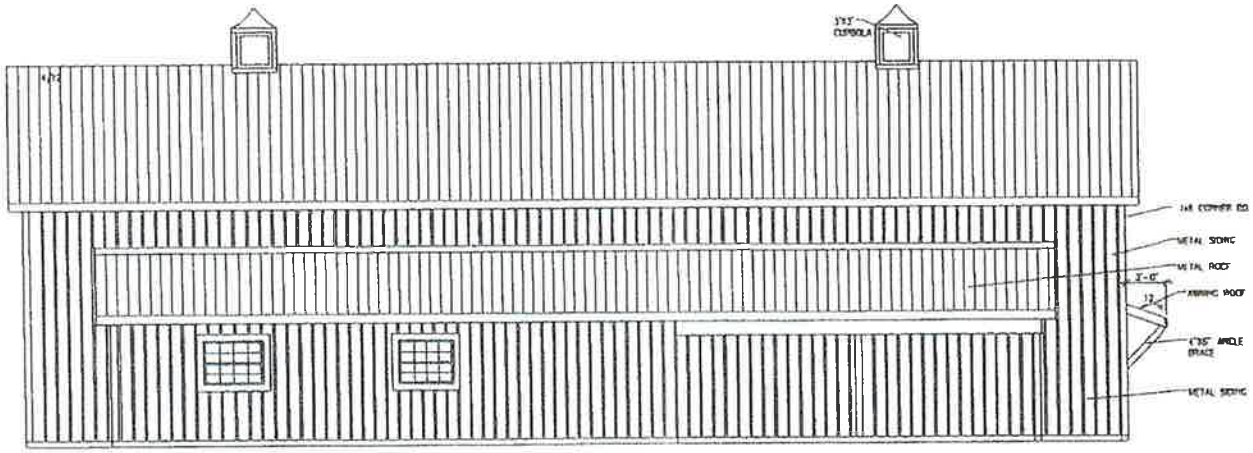
Thank you again for your consideration of our request.

Sincerely,

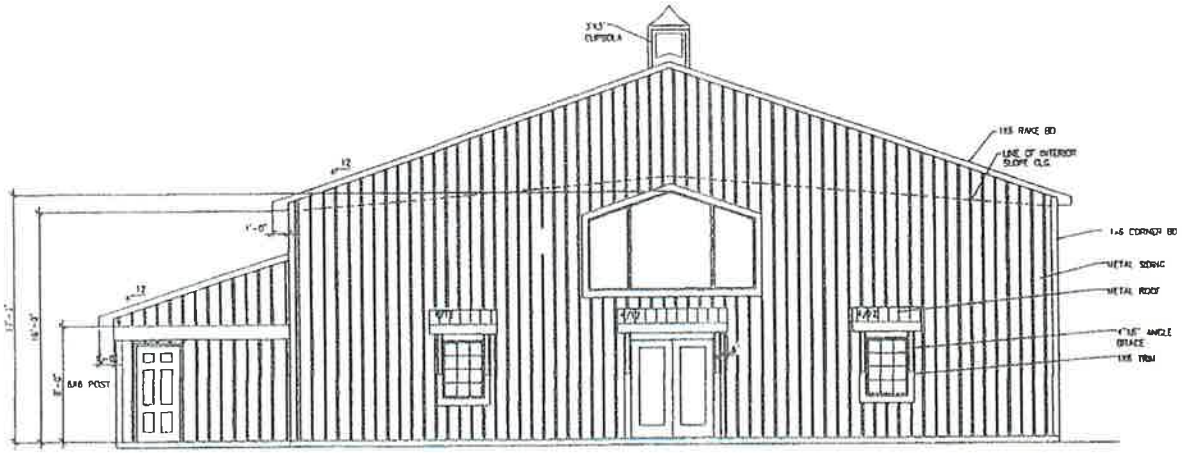
Kyle and Alli Ritter

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





LEFT ELEVATION (SOUTH)



FRONT ELEVATION (EAST)

These plans should not be undertaken without the assistance of a professional builder. It is the responsibility of the builder/owner to do the following: (1) Verify all dimensions prior to construction. (2) Size correctly all structural beams, floor joists, and rfg. joists, rafters, ect. (3) Comply with all state and local codes. (4) The purchaser of these plans releases SO-Fine Designs, Inc. from any and all law suits that may arise and not be held liable for any errors or omissions. (5) All contractual relations are solely between the builder and the owner.

SPORTS BARN FOR DR KYLE RITTER
10191 N CR 50 E
DANVILLE, IN.

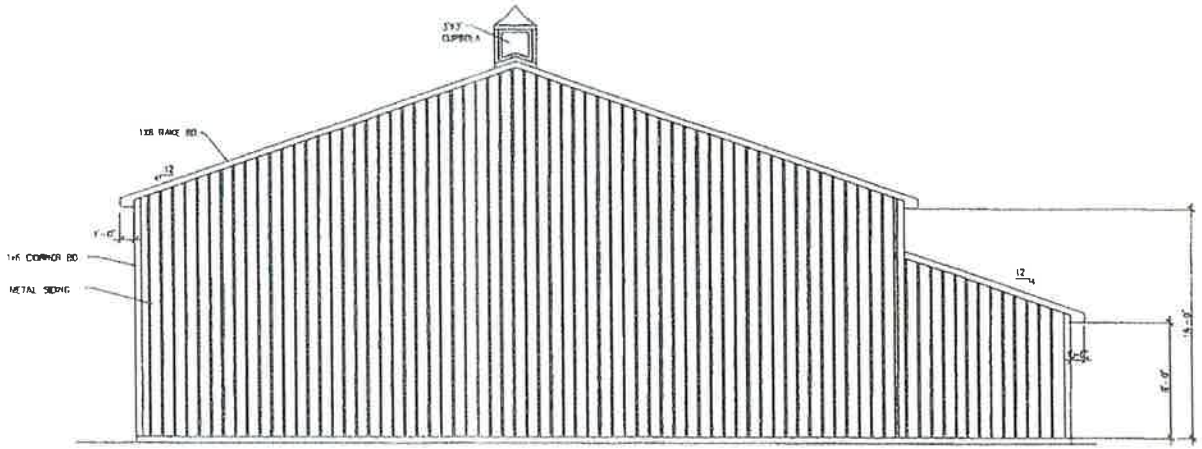
SO-FINE DESIGNS
WHITESBORO, IN 317-430-6041

DRAWING: ELEVATIONS
SCALE: 1/4" = 1'-0"

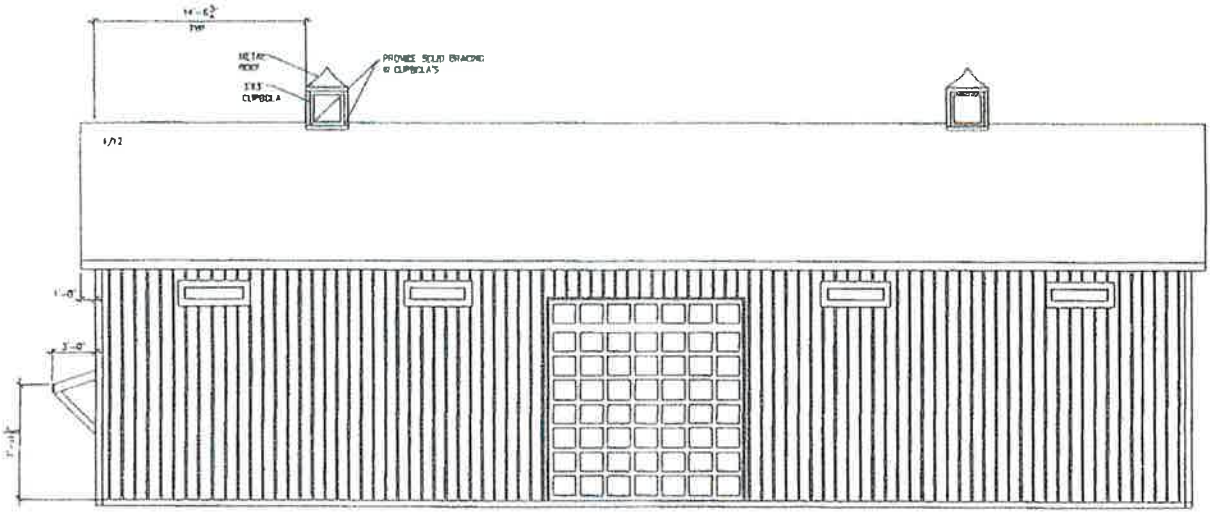
DRAWN BY: JAY NELSON
DATE 1/11/25
JOB 25-001

BUILDING: WOLAND POST AND FRAME BLDG.
REVISION: 01/15/25

DWG 3 OF 5



REAR ELEVATION (WEST)



RIGHT ELEVATION (NORTH)

These plans should not be undertaken without the assistance of a professional builder. It is the responsibility of the builder/owner to do the following: (1) Verify all dimensions prior to construction. (2) Size correctly all structural beams, floor joists, and rdg. joists, rafters, ect. (3) Comply with all state and local codes. (4) The purchaser of these plans relieves 50-Fine Designs Inc. from any and all law suites that may your and may be held liable for any errors or omissions. (5) All commercial relations are solely between the builder and the owner

BUILDER: MIDLAND POST AND FRAME BLDG
REVISION: 01/15/25

DRAWN BY: JAY NELSON
DATE: 1/14/25
JOB #25-001

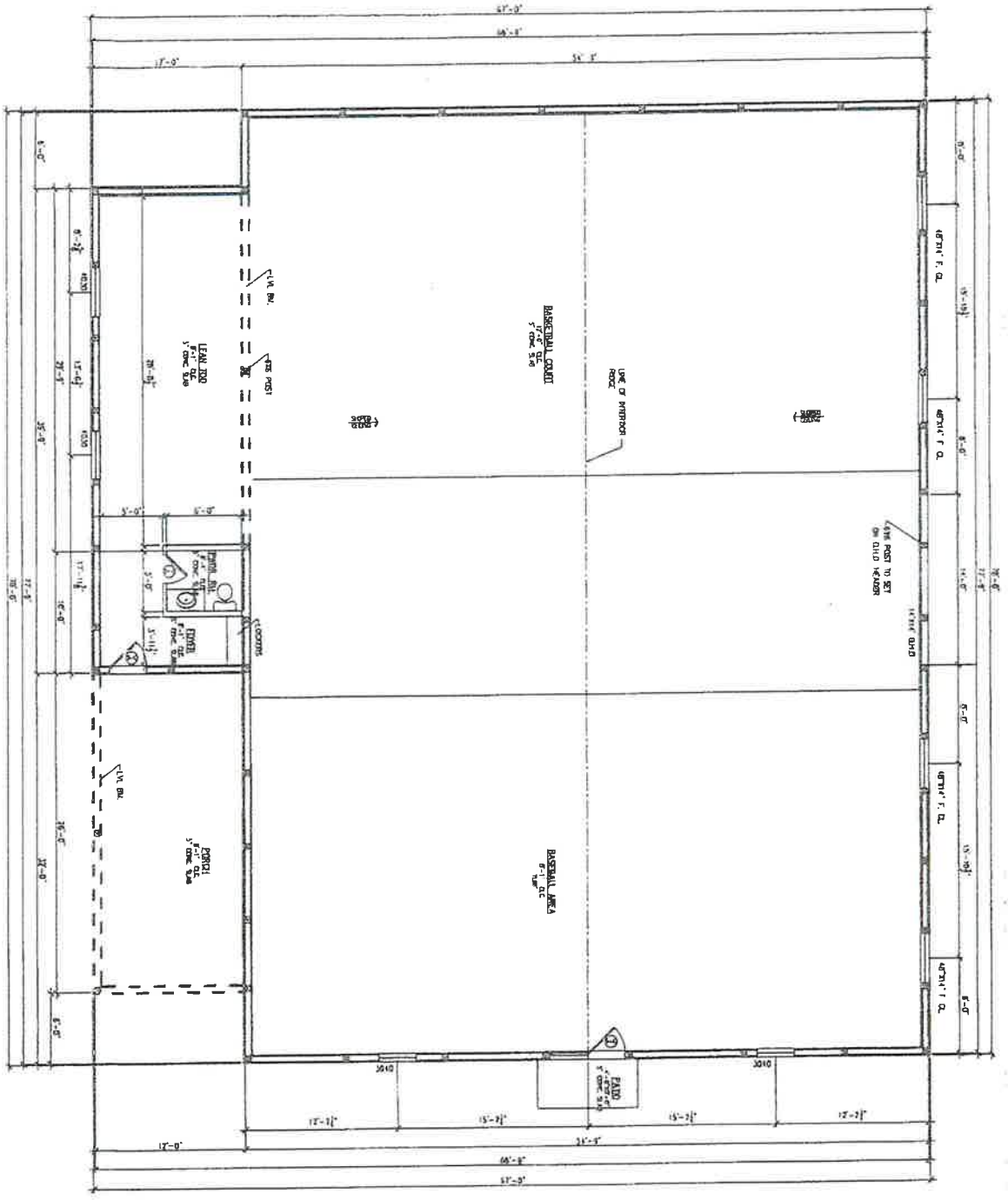
DRAWING: ELEVATIONS
SCALE: 1/4" = 1'-0"

SPORTS BARN FOR DR. KYLE RITTER
10191 N CR 50 E
DANVILLE, IN.

50-FINE DESIGNS
PITTSBORO, IN 317-430-6041

DATE:

GOOD



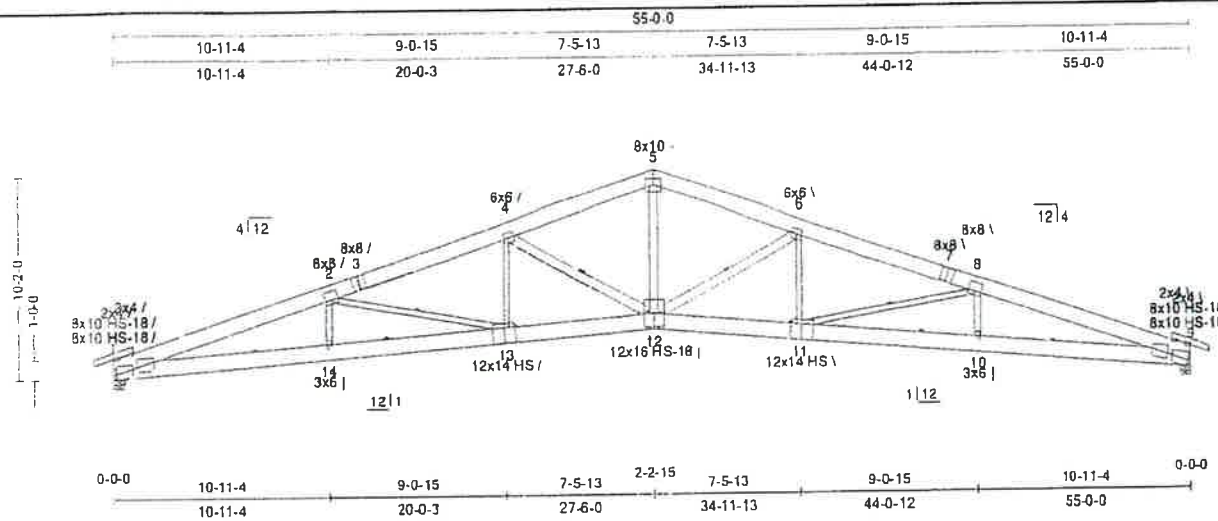
These plans should not be undertaken without the assistance of a professional builder. It is the responsibility of the builder/owner to do the following: (1) Verify all dimensions prior to construction. (2) Size correctly all structural beams, floor joists, and rfg. joists, rafters, ect. (3) Comply with all state and local codes. (4) The purchaser of these plans releases SD-Fine Designs Inc. from any and all law suites that may arise and not be held liable for any errors or omissions. (5) All measurement references are solely between the builder and the owner.

SPORTS BARN FOR DR KYLE RITTER 10191 N. CR.50 E. DANVILLE,IN.	SD-FINE DESIGNS PITTSBORO,IN 317-430-6041	DRAWING FLOOR PLAN SCALE 1/4" = 1'-0"	DRAWN BY: JAY NELSON DATE: 1/14/25 JOB #25-001	BUILDER: MIDLAND POST AND FRAME BLDG REVISION: 01/15/25

DWG 2 of 5

GOLDSTAR TRUSS LLC 2302 S US HWY 41 VEEDERSBURG IN 47987 765-766-4034	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



All plates shown to be Eagle 20 unless otherwise noted.

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

10/14/2024

ARTURO A. HERNANDEZ REGISTERED No. 10606011 STATE OF INDIANA PROFESSIONAL ENGINEER

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	-

Material

TC: SYP 2400/2.0 2 x 10
BC: SYP 2400/2.0 2 x 10
Web: SYP #1 2 x 4 except:
SYP #1 2 x 6: 4-12, 5-12, 6-12

Bracing

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

Loads

1) This truss has been designed for the effects of balanced (23.1 psf) and unbalanced flat roof snow loads in accordance with ASCE7 - 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 ASCE7 - 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 ft^2, DOL = 115 %.
4) Non-concurrent minimum storage attic loading has been applied in accordance with IBC 1607.1

Member Forces

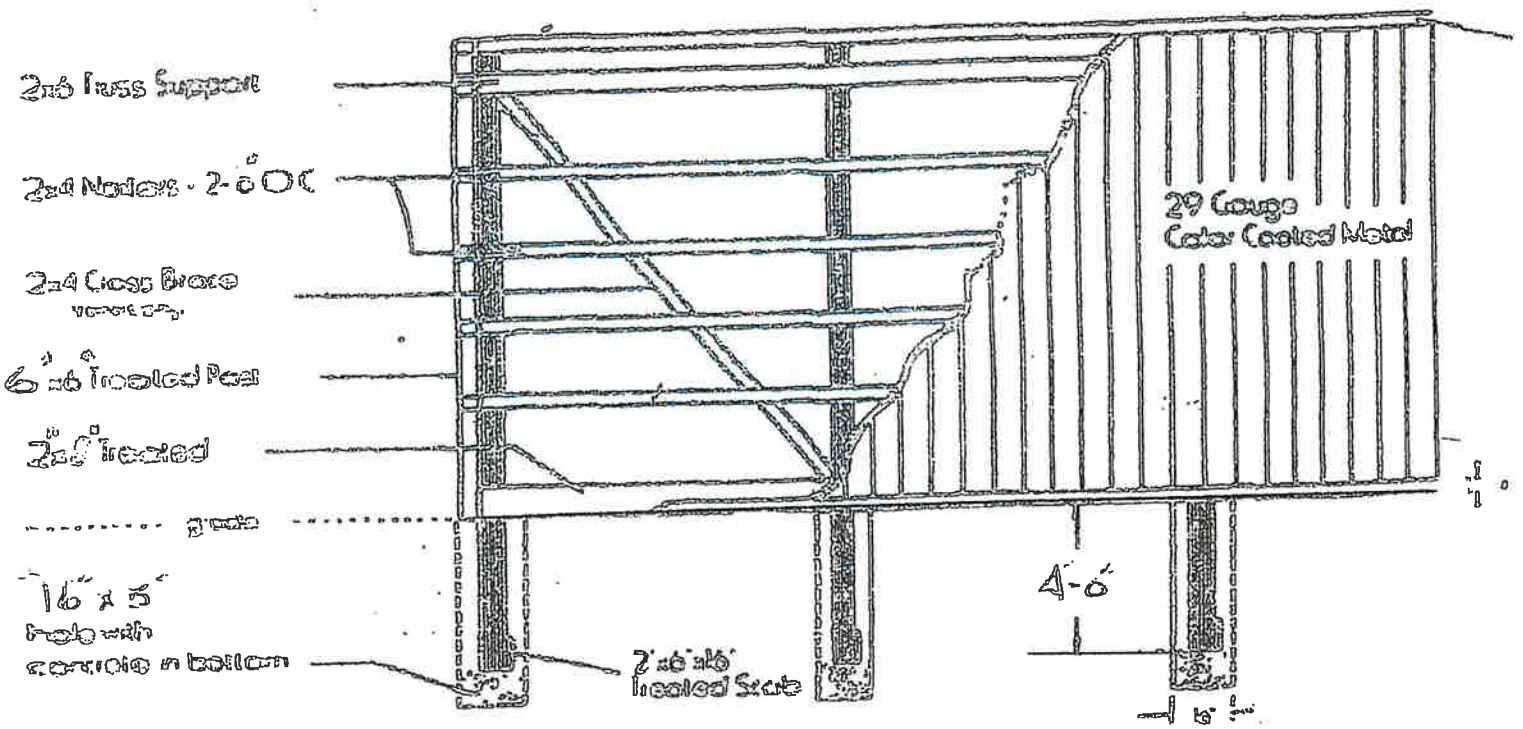
Table Indicates: Member ID, max CSI, max axial force, max compr. force if different from max axial force). Only forces greater than 300lbs are shown in this table.

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	(3,617 lbs)	11-12	0.499	14,259 lbs	(2,868 lbs)	13-14	0.781	16,632 lbs	(3,622 lbs)	
	10-11	0.781	16,632 lbs	(3,622 lbs)	12-13	0.499	14,259 lbs	(2,868 lbs)	14-1	0.777	16,605 lbs	(3,617 lbs)	
Web	2-14	0.122	737 lbs		4-12	0.767	4,053 lbs		6-11	0.236	1,425 lbs	(74 lbs)	
	2-13	0.836	-2,394 lbs		5-12	0.752	6,240 lbs	(1,310 lbs)	8-11	0.836	-2,394 lbs		
	4-13	0.236	1,425 lbs	(74 lbs)	6-12	0.767	4,053 lbs		8-10	0.122	737 lbs		

Notes

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 TCDL 5 psf.
5) Design assumes minimum 2x_ (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.

WALL SECTION



OPTIONS

Insulation

Gable Overhang

Side Overhang

EAGLE METAL

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.

WARNING: Failure to follow may result in property damage or personal injury.

DESIGN NOTES

1. The Truss Design Drawing(s) provided with these Design Notes have been prepared under and are subject to ANSI / TPI 1 published by the Truss Plate Institute, www.tpinst.org. Capitalized terms have the meanings provided in ANSI / TPI 1.
2. Copies of each Truss Design Drawing shall be furnished to the installation contractor, Building Designer, Owner and all persons fabricating, handling, installing, bracing, or erecting the trusses.

DESIGN LIMITATIONS

3. The Truss Design Drawing is based upon specifications provided by the Building Designer in accordance with ANSI / TPI 1. Neither the Truss Designer, Eagle, nor an engineer who seals this design (if any) assumes any responsibility for the adequacy or accuracy of specifications provided by the Building Designer.
4. The Building Designer is solely responsible for the suitability based upon the Truss Design Drawing and shall be responsible for reviewing and verifying that the information shown is in general conformance with the design of the Building.
5. Each Truss Design Drawing is for the individual building component (a truss). A seal on the Truss Design Drawing indicates acceptance of professional engineering responsibility solely for the individual truss.
6. Each Truss Design Drawing assumes trusses will be suitably protected from the environment.

HANDLING, INSTALLING, & BRACING

7. Refer to Building Component Safety Information (BCSI) for handling, installing, restraining and bracing trusses. Copies can be obtained from the Structural Building Components Association, www.sbcindustry.com.
8. Bracing shown on each Truss Design Drawing is for lateral support of individual truss components only to reduce buckling lengths. All temporary and permanent bracing, including lateral load and diagonal or cross bracing, are the responsibility, respectively, of the erector and Building Designer.
9. Eagle is not responsible for improper truss fabrication, handling, erection or bracing.
10. Compression chords shall be laterally braced by the roof or floor sheathing, directly attached, or have purlins provided at spacing shown, unless noted otherwise.
11. Bottom chord required bracing shall be at 10ft spacing or less, if no structural rated ceiling is installed, unless noted otherwise.
12. Strongbacking shall be installed on all parallel chord trusses, including flooring systems, to limit deflection and reduce vibration. Refer to BCSI-B7.
13. Never exceed the design loading shown. Never stack building or other materials on inadequately braced truss; refer to BCSI.
14. Concentration of construction loads greater than the design loads shall not be applied to the trusses at any time; refer to BCSI.
15. Trusses shall be handled with care prior to erection to avoid damage. Refer to BCSI for recommended truss handling and erection.

MATERIALS & FABRICATION

16. Lumber moisture content shall be 19% or less at the time of fabrication unless noted otherwise.
17. Lumber used shall be of the species and size, and in all respects, equal to or better than that specified.
18. Unless expressly noted, the truss designs are not applicable for use with fire retardant or preservative treated lumber.
19. Plates shall be applied on both faces of truss at each joint and embedded fully. Knots and wane at joint locations shall be regulated in accordance with ANSI / TPI 1.
20. For a specified plate gauge and grade, the specified size is a minimum.
21. Connections not shown are the responsibility of others.
22. Adequate support shall be provided to resist gravity, lateral and uplift loads.
23. For 4X2 truss orientation, locate plates 0 - 1/16" from outside the edge of the truss.
24. Fabrication of truss shall be in accordance with ANSI / TPI 1.

OTHER NOTES

25. Camber is a non-structural consideration and is the responsibility of truss fabricator.
26. Do not cut or alter any truss member or plate without prior approval from a professional engineer.
27. Lumber design values are in accordance with ANSI / TPI 1; lumber design values are by others.
28. Install specified hangers per manufacturer recommendations.

SYMBOLS

PLATE SIZE

3X4 - The first dimension is the width perpendicular to slots. Second dimension is the length parallel to slots.

-, /, I, Indicates required direction of slots; Reference "Joint Details" for more information.

20 Ga Gr40 connectors required
3X10-20HS - 20 Ga Gr60 connectors required
8X10-18HS - 18 Ga Gr60 connectors required

LATERAL BRACING

When this symbol shown, continuous lateral bracing is required on the member of the truss.

BEARING

Indicates location where bearings (supports) occur.

PLATE LOCATION & ORIENTATION

The plate shall be centered on joint and/or placed in accordance with the design drawing/QC full scale details.

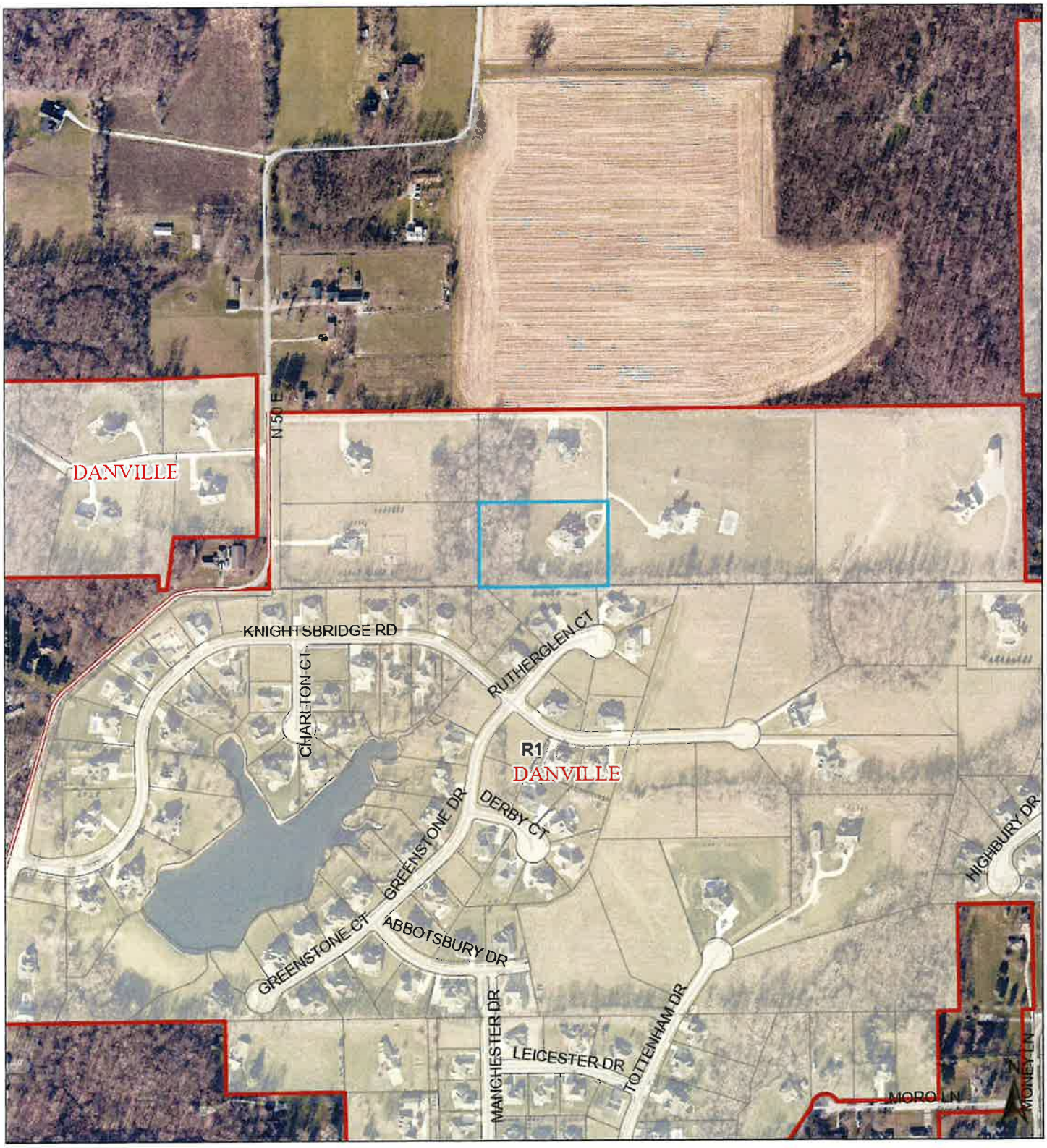
REFERENCES

- **ANSI / TPI 1:** National Design Standard for Metal Plate Connected Wood Trusses
- **BCSI:** Building Component & Safety Information - Guide to Good Practice for Handling, Installing, Restraining, & Bracing of Metal Plate Connected Wood Trusses.
- **NDS:** National Design Specification for Wood Construction
- **ESR:** 1082 published by the International Code Council. www.icc-es.org

Beacon™ Town of Danville, IN

Development Standards Variance (Height)

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 as well as the size of the overhead door

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 2025-2234 to allow an accessory structure to have an increased height of 26 feet (UDO Section 2.02.C)). 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**."