

CASE SUMMARY

SPECIAL EXCEPTION

Case: 2026-2280
Veronica Renee Reece, Petitioner

Request: Seeking a Special Exception to permit a home-based business providing health and wellness services as required by Section 3.06: Home Based Business & Table 2.1, Permitted and Special Exception Uses of the Danville Unified Development Ordinance (UDO)

Location: Pt Lot 1 Original Town Blk 17, 343 West Main Street

Acreage: 0.26 acre

Zoning: Residential Urban District (RU) & Corridor Protection Overlay District (CPOD)

Staff Summary:

The petitioner is requesting approval to operate a home-based business within a portion of her residence, not to exceed 25 percent of the home, to provide health and wellness services. The proposed services include weight management, aesthetic injections, athlete and injury recovery solutions, and intravenous supplementation and therapies.

The petitioner acknowledges that the business will be limited to a maximum of two (2) employees per day, with no more than two (2) employees on-site at any one time. Client and business-related visits will be limited to no more than ten (10) per day, with a maximum of two (2) clients on-site at one time in addition to residents. The petitioner will utilize the existing rear access to the property, and adequate parking is available at the rear of the site. Hours of operation are limited from 7:00 am – 7:00 pm unless the Board approves otherwise.

A hanging-style sign is proposed and will be required to comply with the Unified Development Ordinance. A sign permit will be obtained prior to installation.

Following the certificate of mailing, staff did not receive any inquiries or objections from adjacent property owners.

Based on the information provided, staff is not opposed to the petitioner's request as proposed.

BZA options include the following:

Approve the Special Exception
Approve the Special Exception with Conditions or Commitments
Deny the Special Exception



Date of Hearing: 2-18-26 App No. 2026-2280 Fee: \$350.00
BZA Action: _____ Received by: LT

APPLICATION FOR APPROVAL (Check all that apply)

☐ Appeal ☒ Special Exception ☐ Use Variance ☐ Development Standard Variance

* Please fill out the form in its entirety

Applicant (s) Veronica Renee Reece

Address (s) 343 W. Main St., Danville, IN 46122

Phone (s) 317-619-7489 Email (s) vr-elanvital@yahoo.com

Owners (s) Veronica Renee Reece

Address (s) 343 W. Main St., Danville, IN 46122

Phone (s) 317-619-7489 Email (s) vr-elanvital@yahoo.com

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

Address (s) _____

Phone (s) _____ Email (s) _____

Address of Subject Property: 343 W. Main St., Danville, IN 46122

Area (in acres): 0.212 Number of Lots: 1

Parcel ID#: 32-11-09-226-002.000-003 Current Zoning District: Residential, Urban (RU)

Requested Action From The Danville BZA: UDO Sec. 3.06 and Table 2.1 - Home Based Business

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

Veronica Reece

Signature of Owner/Applicant (s)

Property Owner

Title of Applicant (s)

Veronica Reece
Elan Vital LLC
343 W. Main Street
Danville, IN 46122



01/15/2026

Town of Danville Board of Zoning Appeals
49 N. Main Street
Danville, IN 46122

Dear Danville Board of Zoning Appeals Members,

I, Veronica Reece, am seeking a Special Exception for my property located at 343 W. Main Street, in order to allow myself to run my business, Elan Vital LLC, out of my residential home.

The Special Exception is necessary to allow for the extra 1-2 vehicles at a given time and no more than 10 additional vehicles per day onto my property. It is also needed to allow for putting up an exterior business sign to denote where my business is located. These two requests are necessary to abide by the Danville Zoning Regulations for conducting business from my home which is currently designated as a single family residential property. I will continue to reside in my home on this property and less than 25 percent of my home will be used for business purposes. The signage, daytime hours of operation, and all other elements of the business will comply with the Danville ordinances necessary for an in-home business.

Respectfully,

A handwritten signature in black ink that reads 'Veronica Reece'.

Veronica Reece
Owner of Elan Vital LLC
343 W. Main Street
Danville, IN 46122

IMPACT STATEMENT



Please provide a written statement describing the possible effect this use may have on the adjoining properties and/or neighborhood:

I am confident that Elan Vital will have a positive effect on the surrounding properties and neighborhood. Since moving into the property a year ago, I have cleaned up and cleared away all the overgrowth in the alley to the south of my property. I have removed all the overgrowth and renewed all the landscape and flowerbeds around my home. I have met and maintained positive relationships with my neighbors. I will continue to maintain my property in a manner that enhances the neighborhood. I vow to work diligently and quickly to address any issues that might arise due to the addition of my business within my home. My goal is to provide health, wellness, and vitality services to my neighbors and the community. Services I will provide include weight management, aesthetic injections, athlete and injury recovery solutions, and intravenous supplementation and therapies. My business provides these services and products at a very reasonable price making them accessible to the most people within our community. I am very passionate, have a deep desire to help others, and truly want to make a difference in the lives of others. I am certain the impact of Elan Vital will be a positive one for my neighborhood and our community.



↗
hanging sign under soffit



(example)

EV
Elan Vital
WELLNESS & SKIN CARE
SERVICES

(my logo)

**FINDINGS OF FACTS
SPECIAL EXCEPTION**



Address 343 West Main Street, Danville, IN 46122

1. The Special Exception requested **is** listed in the specific zoning district involved;
2. The Special Exception requested **will not** be detrimental to or endanger the public's health, safety, morals, comfort, or general welfare because:
Only 1-2 extra passenger vehicles will be present on the property at one time.
The business will only be open during daytime hours. Parking will be behind and to the east of the home which is surrounded by a fence perimeter. The nature of the business is to increase public health, safety, and welfare through the services that are provided.
3. The Special Exception requested **will not** be injurious to the use and enjoyment of the other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood because:
Nothing will be done to change the overall exterior of the home, landscape, or use of the property outside of what I would do for residential use aside from wanting to add a business sign and small signs to denote parking. Of course, these signs would comply with the zoning ordinances and would be tasteful to fit into the current architectural feel.
4. The Special Exception **will** be served adequately by essential public facilities and services such as highways, streets, police, and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services because:
The amount of increased traffic in the area should be minimal. The nature of the business should not cause an increase in the need for any of the other services listed.
5. The Special Exception **will not** create excessive additional requirements at public expense for public facilities and services, nor be detrimental to the economic welfare of the community or result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance because:
There should not be an increase for public facilities or services. The nature of the business should have a positive impact on the economic welfare of the community by introducing new people to the area and by providing services to the community that are not currently being provided or as easily accessible to the community.

6. At least one year **has** elapsed since any denial by the Board of any application for a Special Exception that would have authorized substantially the same for all or part of the site, unless the Board determines that the conditions in the area have substantially changed.

There has not been any prior application.

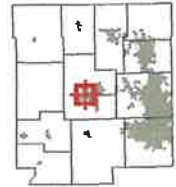


RECEIVED
JAN 16 2026
BY: _____

Sketches



Overview



Legend

- Parcels
- Road Centerlines

Parcel ID	32-11-09-226-002.000-003	Alternate ID	17-2-09-51W 226-002	Owner Address	REECE VERONICA 343 W MAIN ST DANVILLE, IN 46122
Sec/Twp/Rng	0009-0015-1W	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		
Property Address	343 W Main St Danville	Acreage	n/a		
District	Town Of Danville				
Brief Tax Description	PT LOT 1 Original Town Blk 17 17.16-1-2				
	(Note: Not to be used on legal documents)				

Date created: 1/14/2026
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**BOARD OF ZONING APPEALS
DANVILLE, INDIANA**

ACTION ON PETITION FOR A SPECIAL EXCEPTION

MOTION

I move that we **approve / deny** Special Exception petition 2026-2280 sought by Veronica Renee Reece to allow a home based business in a Urban Residential (RU) District & Corridor Protection Overlay District (UDO) as required by Section 3.06: Home Based Business & Table 2.1: Permitted and Special Exception Uses of the Unified Development Ordinance on property located at 343 West Main Wayne Street as having **satisfied / not satisfied** the requirements for special exceptions under Section 3 of the Danville Unified Development Ordinance for the following reasons:

1. The Special Exception requested **is** listed in the specific zoning district involved;
2. The Special Exception requested **will / will not** be detrimental to or endanger the public's health, safety, morals, comfort, or general welfare;
 - 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 Special Exception requested **will / will not** be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
 - 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:** _____
4. The Special Exception **will / will not** be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;
 - 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:** _____

5. The Special Exception **will** / **will not** create excessive additional requirements at public expense for public facilities and services, nor be detrimental to the economic welfare of the community or result in the destruction , loss, or damage of a natural, scenic, or historic feature of major importance;

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:** _____

6. At least one year **has** elapsed since any denial by the Board of any prior application for a Special Exception that would have authorized substantially the same for all or part of the site, unless the Board determines that conditions in the area have substantially changed.

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

DECISION

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