

TOWN OF DANVILLE

Danville Board of Zoning Appeals
August 16, 2023
6:00 PM

AGENDA

I. Call Meeting to Order

- Pledge of Allegiance
- Establish Quorum
- Approve Minutes
- Swear In Participants

II. New Business:

- A. Public Hearing: A development standards variance to allow a six (6) foot fence within the front yard setback (ZO Section 13.1.8.D.1) in a Residential 2 (R2) zoning district on property located at 1912 Windsor Lane
(Niko Romero)**
- B. Public Hearing: A development standards variance to allow an accessory building to exceed the maximum height of fifteen (15) feet (ZO Section 4.3.B.1.c) in a Residential 2 Central (R2C) zoning district on property located at 52 Maple Street
(Matthew & April Klimas)**
- C. Public Hearing: A development standards variance to allow an accessory building to exceed the maximum height of fifteen (15) feet (ZO Section 4.3.B.1.c) in an Industrial General (IG) zoning district on property located at 98 West Lincoln Street
(Ryan Satchell, Co-Alliance)**
- D. Public Hearing: A special exception to allow manufacturing/assembly of ammunition (ZO Section 10.4.C.9) in an Industrial General (IG) zoning district on property located at 842 South Tennessee Street
(Kurt Allen, Vitalis Precision Ammunition)**
- E. Public Hearing: A development standards variance to permit more than one principal use on a parcel (ZO Section 4.2) in an Industrial General (IG) zoning district on property located at 842 South Tennessee Street
(Kurt Allen, Vitalis Precision Ammunition)**

III. Other Business: None

IV. Report of Officers and Committees

V. Adjourn

Next Meeting:

September 20, 2023

DANVILLE BOARD OF ZONING APPEALS
Meeting Minutes
July 19th, 2023
6:00 PM

Members Present: Kevin Tussey, Tracie Shearer, Jill Howard, Randy Waltz, Roger Smith
Members Absent: None
Staff Present: Lesa Ternet, Tasha Hensley
Legal Representation: Ashley Ulbricht - Taft Law
Guests: Joseph & Barbara Wilson, Jonathan & Brooke Wilson, Suzanne Shafer,
Kevin Cavanaugh

A quorum was established, and the meeting was called to order by K. Tussey. The minutes from June 21st, 2023, were approved. R. Waltz (motion) and R. Smith (seconded). Motion passed 5-0.

New Business:

- A. Public Hearing: A development standards variance to permit an accessory structure to be located closer to the front lot line than the front building line of the principal building (ZO Section 4.3.B.1.b.) in a Residential 1 (R1) zoning district on property located at 1567 Tottenham Dr. (Joseph H. & Barbara L. Wilson)**

L. Ternet presented the request and stated that the staff was not opposed. J. Wilson appeared and described the need for a variance. The meeting was opened to the public, with no public comment, the meeting was closed to the public. T. Shearer made a motion to approve with no conditions and J. Howard seconded the motion.

Roll Call Vote:

J. Howard – Aye
R. Waltz- Aye
K. Tussey - Aye
T. Shearer – Aye
R. Smith – Aye

Motion carried 5-0

B. Public Hearing: A development standards variance to allow a fence to exceed the maximum height of four (4) feet in the side and rear yard (ZO Section 13.8.D.2.) in a Residential Estate 1 (RE1) zoning district on property located at 1100 Judith Lane (Jonathan J. & Brooke F. Schmitz)

L. Ternet presented the request and stated that the staff was not opposed. J. Schmitz explained that they have a large dog that could jump over a 4ft fence. The meeting was opened to the public, with no public comment, the meeting was closed to the public. J. Howard made a motion to approve with no conditions. R. Waltz seconded the motion.

Roll Call Vote:

J. Howard – Aye

R. Waltz- Aye

K. Tussey - Aye

T. Shearer – Aye

R. Smith – Aye

Motion carried 5-0

C. Public hearing: A development standards variance to permit more than one (1) principal use on a parcel (ZO Section 4.2) in a General Business (GB) zoning district on property located at 1475 East Main Street (Carl & Suzanne Shafer c/o Shafer Collision)

L. Ternet presented the request and stated that the staff was not opposed. K. Tussey asked if the parking lot will be re-striped to fit the use. S. Shafer stated that they can reconfigure and restripe the parking lot. K. Cavanaugh stated that plans for restriping can be included in the remodel permit for review. The meeting was opened to the public, with no public comment, the meeting was closed to the public. R. Smith made a motion to approve with a condition of the parking lot being restriped. R. Waltz seconded the motion.

Roll Call Vote:

J. Howard – Aye

R. Waltz- Aye

K. Tussey - Aye

T. Shearer – Aye

R. Smith – Aye

Motion carried 5-0

Other Business: None

Report of Officers and Committees: None

There being no further business before the board the meeting was adjourned at 6:28 P.M.

Kevin Tussey - President

Tracie Shearer – Vice President

CASE SUMMARY

DEVELOPMENT STANDARD VARIANCE

Case: 2023-2145
Niko Romero, Petitioner

Request: Seeking a variance from Section 13.8.D.1.d to allow a 6-foot privacy fence to encroach into a front yard on a corner lot

Location: 1912 Windsor Lane (Whisperwood Subdivision)

Zoning: PUD

Staff Summary:

The zoning ordinance does not allow 6-foot privacy fences to encroach into a front yard. A front yard by definition is any yard that abuts a street. In this case, the property is located on the southwest corner of Windsor Lane and Whisperwood Trail, which means the property has two front yards. Even though the house faces Windsor Lane, this definition applies at all times regardless of which way the house is oriented.

The petitioner is requesting a variance to allow the installation of a solid cedar fence that encroaches into the front yard adjacent to Whisperwood Trail. There is an existing fence that is four (4) feet in height that is deteriorating, and the petitioner wishes to replace it with a six (6) foot fence in order to provide privacy. In addition, the fence will be located no closer to the property line than the existing fence. The proposed fence location will not create a hazard for sight visibility as it is far enough away from the intersection.

As of this writing, staff has not received any inquiries about this request.

Staff is not opposed to the petitioner's request for a privacy fence to encroach into the front yard setback for the following reasons: (1) the proposed location of the fence is still set well back from the property line, (2) the orientation of the house gives the general impression that this area is part of the backyard where a privacy fence would normally be permitted, and (3) the proposed fence location does not obstruct vision clearance for motorists or the property owner exiting the driveway.

BZA options include the following:

- Approve the variance request
- Deny the variance request
- Approve the variance request with conditions or modifications



Danville BZA

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

Date of Hearing: 7-19-23
Board of Zoning Appeals Action: _____

JUN 14 2023

App. No.: 2023-2145
Fee: \$ 350.00
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) Niko Romero
Address (s) 1912 Windsor Ln Danville, IN 46122
Phone (s) 317-556-4531 Email (s) niko.romero1@yahoo.com

Owners (s) Niko Romero
Address (s) 1912 Windsor Ln, Danville, IN 46122
Phone (s) 317-556-4531 Email (s) niko.romero1@yahoo.com

Owners' Representative (Subdivider, if any) and /or Registered Engineer or Land Surveyor: _____
Draper Fencing Company Inc.
Address (s) 4143 Kingman Dr. Indianapolis, IN 46226
Phone (s) 317-434-1665 Email (s) _____

Address of Subject Property: 1912 Windsor Lane
Area (in acres): 0.25 ac. Number of Lots: 1
Parcel ID#: 32-11-02-207-009.000-003 Current Zoning District: R-2

lot 62, whisperwood lakes, sec. 1
Requested Action From The Danville BZA: a fence within the front setback
on corner lot, Section 13.8.D.1.d

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]
Signature of Owner/Applicant (s)

Title of Applicant

JUL 26 2023



This evaluation was prepared for:

Niko Romero

1912 Windsor Lane

Danville, Indiana 46122

(317) 556-4531 | niko.romero1@yahoo.com

Evaluated on:

Wednesday, May 31, 2023

Evaluated by:

Pete Cowden

317-201-5732 | pete@draperconstruction.net

Draper Fence Company

4143 Kingman Dr

Indianapolis, IN 46226

Office: 317-201-5732

www.draperfencing.com

JUL 26 2023

We Propose to Install the Following:

- 190 ft 6'H Cedar Solid Board Single Picture Frame with Cedar posts
- 190 ft Demolition and Removal of Existing Fence
- 1 6'Hx4'W Solid Board Picture Frame Single Gate
- 1 6'Hx5'W Solid Board Picture Frame Single Gate

Additional Details

Estimate Description

Hey Niko

It was a pleasure to meet you. Thank you for the opportunity to estimate your fence project.

Our Price Includes

- Materials - Cedar Posts Stringers & Pickets
- Installation
- Taxes
- 3 Year Craftsmanship Warranty
- 90 Day Material Warranty

Please let me know if you have any questions or concerns.

Thank you
Pete

Payment

Balance

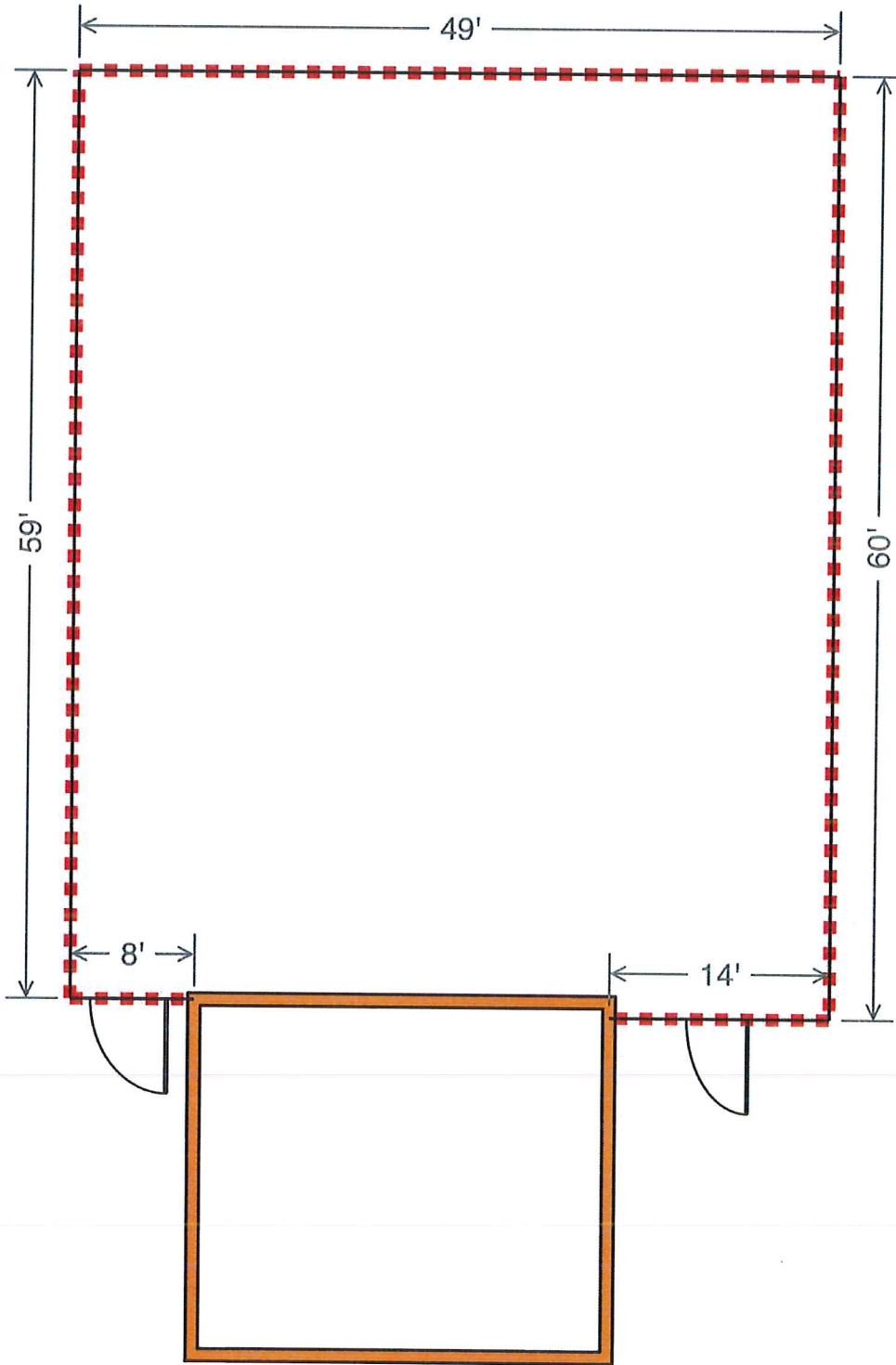
\$8,770.05

Payment Terms:

Payment for services to be paid:

- (50%) \$4,385.02 Deposit for Scheduling
- (50%) \$4,385.02 Balance Due Upon Completion

JUL 26 2023



Customer Signature

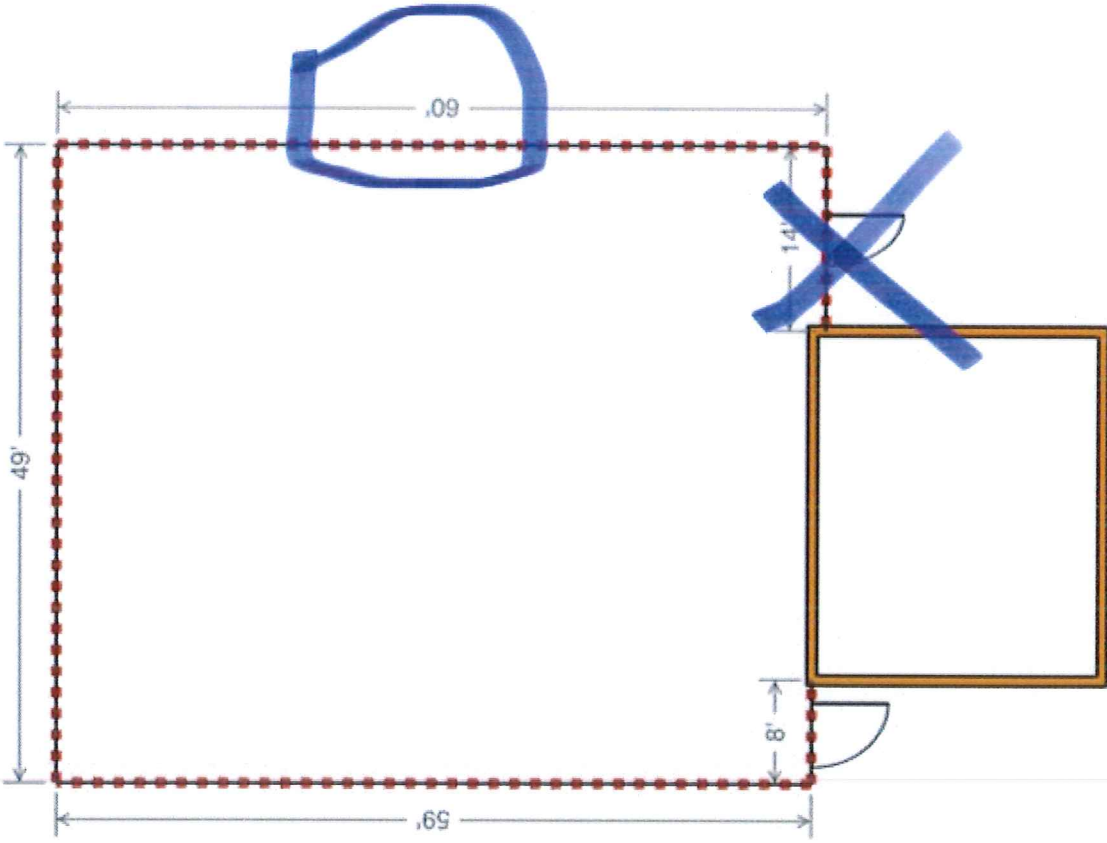
Date

Authorized Rep. Signature

Date



JUL 26 2023



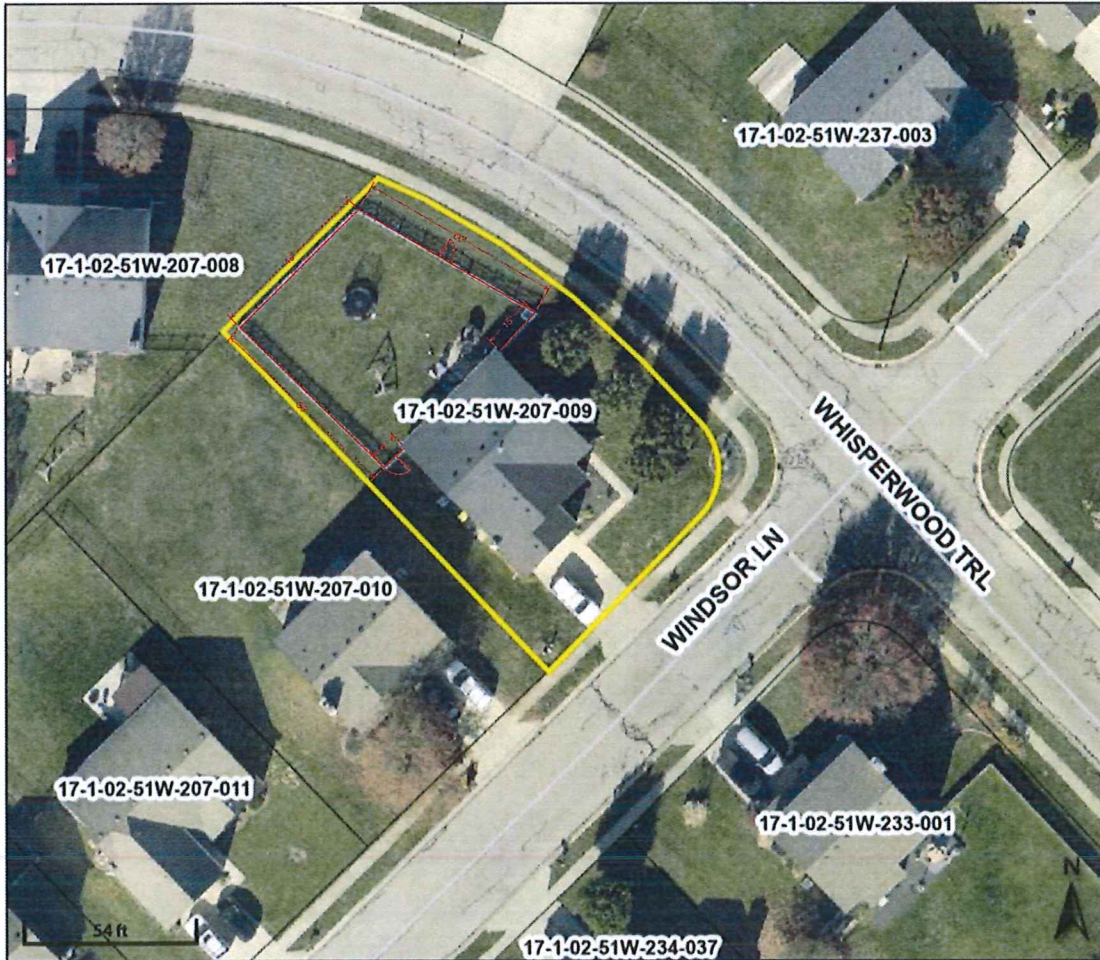
Customer Signature

Date

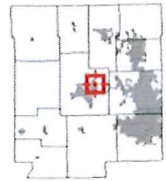
Authorized Rep. Signature

Date

JUL 26 2023



Overview



Legend

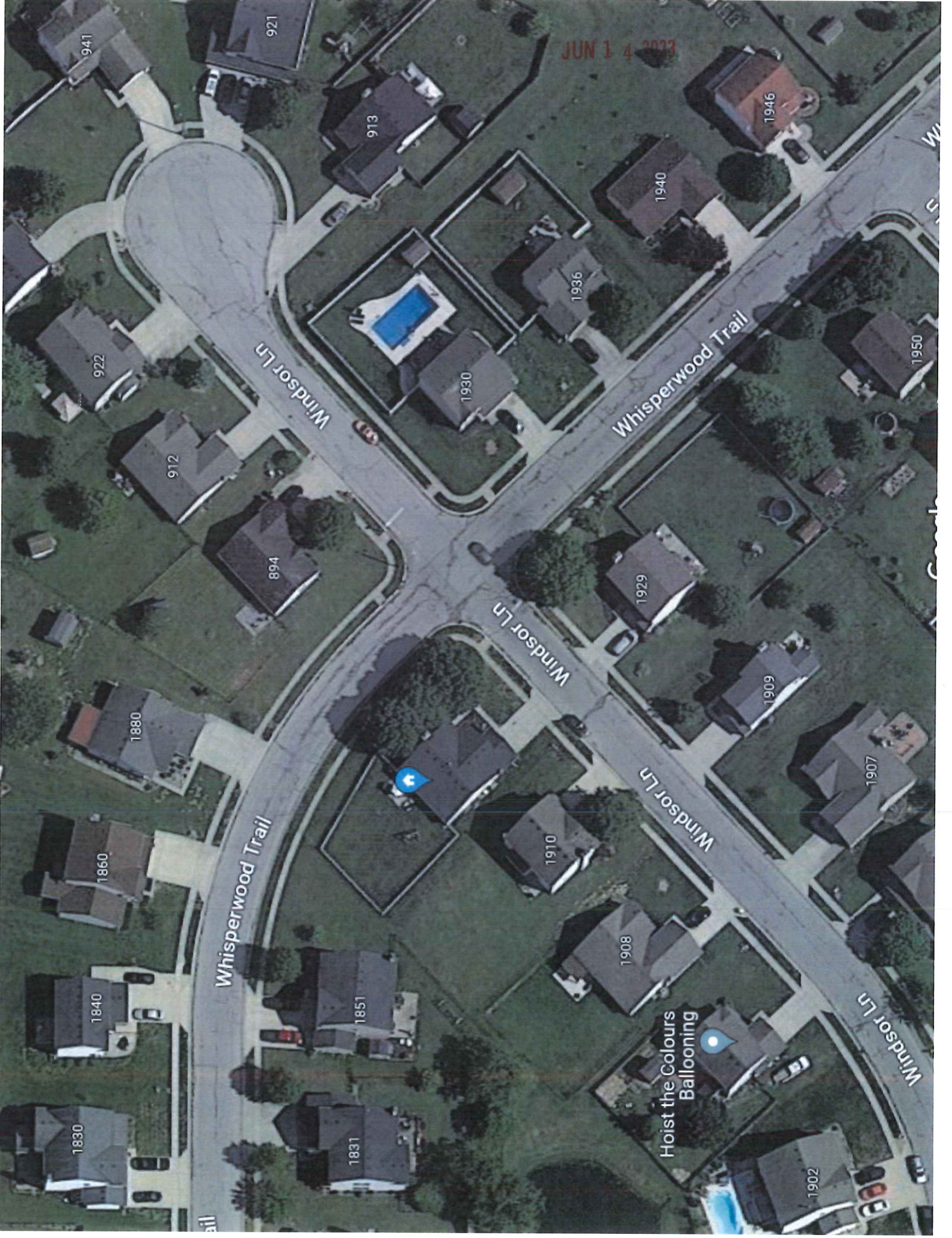
- Parcels
- Road Centerlines

Parcel ID	32-11-02-207-009.000-003	Alternate ID	17-1-02-51W 207-009	Owner Address	ROMERO NIKO 1912 WINDSOR LN Danville, IN 46122
Sec/Twp/Rng	0002-0015-1w	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		
Property	1912 Windsor Ln				

JUN 14 2023



JUN 14 2023



Windsor Ln

Whisperwood Trail

Windsor Ln

Windsor Ln

Whisperwood Trail

Windsor Ln

Hoist the Colours
Ballooning

941

921

913

1946

1940

1936

1930

1950

922

912

894

1929

1909

1880

1860

1907

1840

1910

1908

1851

1830

1831

1902

**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 Niko Romero, petitioner in BZA petition 2023-2145 to allow a fence height of six (6) feet in a front yard (ZO Section 13.8.D.1) in the PUD district. 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.**”

CASE SUMMARY

Development Standards Variance

Case: 2023-2147
Matthew & April Klimas, Petitioner

Request: Seeking a development standards variance from Section 4.3.B.1.c. to permit an accessory structure to have an increased height

Location: 52 Maple Street

Zoning: Residential 2 Central District (R2C)

Staff Summary:

The petitioner wishes to construct a two-story garage with a height of twenty-five (25) feet. The height of an accessory building is limited to fifteen (15) feet (mean height) or the height of the principal structure, whichever is less. The petitioner is proposing a loft above the garage for recreational purposes only. The existing residence is twenty-nine feet in height and is also on a hill which gives an additional 3.5 feet in elevation.

Accessory structures are commonplace in residential districts, but the current standards in the Zoning Ordinance are designed with smaller lot sizes in mind. This location consists of four (4) lots that have been combined for a total of 0.33 acres.

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

Staff supports the petitioner's request to exceed the maximum allowable height of the proposed accessory structure as long as it will not be used as living quarters.

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: 8-16-23

Board of Zoning Appeals Action: _____

App. No.: 2023-2147

Fee: \$ 350.00

Received By: HT

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) Matthew + April Klimas

Address (s) 52 Maple St Danville IN 46122

Phone (s) (831) 601-4480 Email (s) matthewdklimas@yahoo.com

Owners (s) Matthew + April Klimas

Address (s) 52 Maple St Danville IN 46122

Phone (s) (831) 601-4480 Email (s) matthewdklimas@yahoo.com

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

Address (s) _____

Phone (s) _____ Email (s) _____

Address of Subject Property: 52 Maple St.

Area (in acres): .33 Number of Lots: 1

Parcel ID#: 17-1-04-51W 466-002 Current Zoning District: R2C

Requested Action From The Danville BZA: Please Grant variance for height of a detached garage over 15 ft per Danville Zoning Ordinance Section 4.3 B.1.C

STATE OF INDIANA)

) SS:

HENDRICKS COUNTY)

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

Matthew Klimas
Signature of Owner/Applicant (s)

OWNERS

Title of Applicant

Lots Numbered 21, 22 And 23 In The Hall Place Addition To The Town Of Danville, Hendricks County, Indiana, As Per Plat Thereof Recorded October 25, 1906 In Plat Book 3, Page 38, In The Office Of The Recorder Of Hendricks County, Indiana.

Excepting Therefrom:

Twelve (12) Feet Of Equal Width Off Of And Across The Entire South Side Of Said Lot Numbered 21 In The Hall Place Addition To The Town Of Danville, Hendricks County, Indiana, As Per Plat Thereof Recorded October 25, 1906 In Plat Book 3, Page 38, In The Office Of The Recorder Of Hendricks County, Indiana.

Hall Place Addition to Danville Ind.

Description of Hall Place Addition to the Town of Danville Indiana, as laid out and platted by the Danville Land and Loan Company.

A part of the West half of the South East quarter and a part of the East half of the South West quarter of Section four (4) Township fifteen (15) North Range one (1) West and bounded as follows to-wit:

Beginning at the South half mile stone of said section four and running thence East 304 feet and 3 inches, Thence North 923 feet and 3 inches, Thence South 45 degrees West 451 feet and 6 inches; Thence South 903 feet and 10 inches to the South line of said section four. Thence East 121 feet and 4 inches to the Place of beginning.

Also a part of the South West quarter of the South East quarter of said section four Township and Range aforesaid and bounded as follows to-wit: Beginning at the South-east corner of the above tract and running thence North 425 feet and 4 inches to Clinton Street in said town; Thence East 25 feet; Thence South 425 feet and 4 inches to the South line of said Section four.

Thence West 25 feet to the place of beginning containing in all 9 1/200 acres more or less and is laid out in Lots, Streets and Alleys as shown on the foregoing plat.

The widths of the Streets and alleys and the size of all Lots are as indicated on said plat and are marked in feet and inches.

The Danville Land and Loan Company (seal)
 By John W. Trotter President (seal)
 Henry A. Record Secretary (seal)

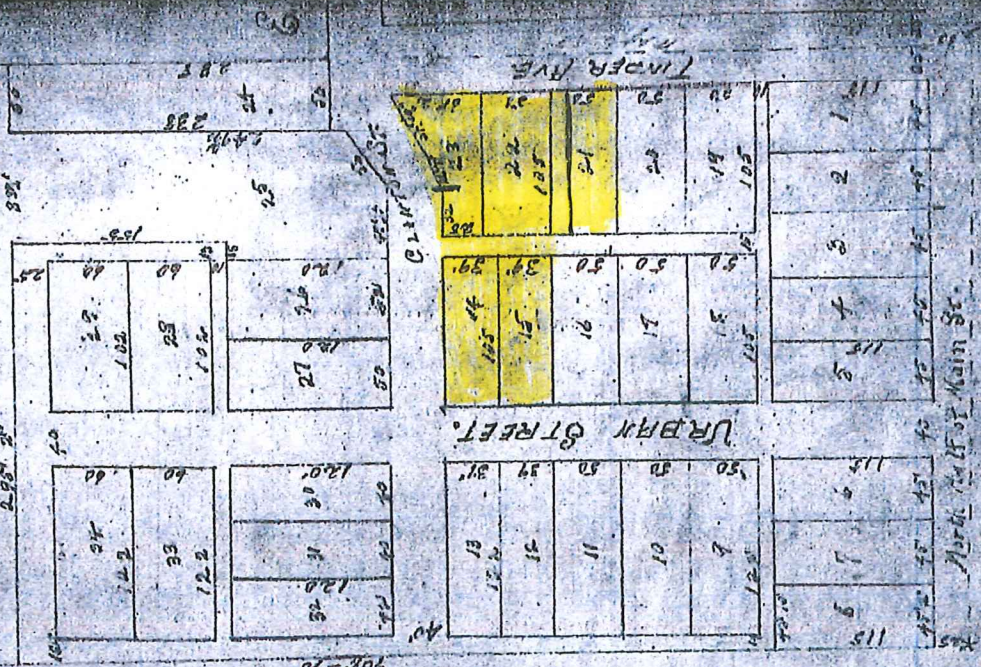
State of Indiana Hendricks County SS.
 Before me John W. PIER, a Surveyor in and for said County and State personally appeared John W. Trotter President and Henry A. Record Secretary respectively of the Danville Land and Loan Company of Danville Indiana, acknowledged the execution of the foregoing plat.

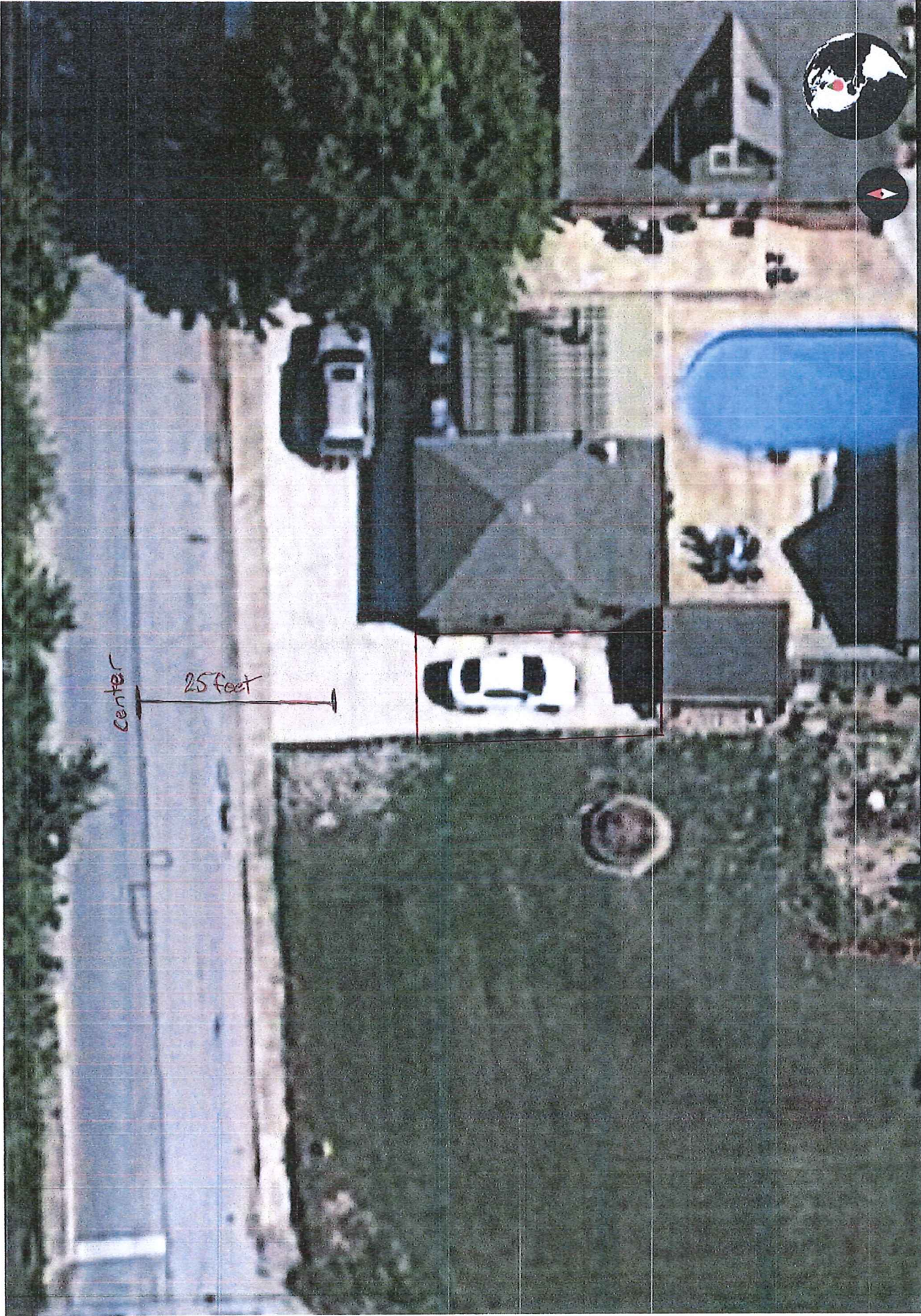
Witness my hand and seal this 24th day of Oct. 1905.
 John W. PIER (seal)
 Surveyor H. Co.

State of Indiana Hendricks County SS
 I, Harry Dill Town Clerk in and for the Town of Danville, Hendricks County State of Indiana do hereby certify that the attached plat of Hall Place Addition to the Town of Danville, Indiana was duly approved and accepted by the Board of Trustees at a Special meeting of said Board of Trustees held on the 24 day of October 1905, as shown on page ... of the Clerks docket in my office.
 Harry M. Dill Town Clerk. (seal)

Entered for Record Oct. 25, 1905 at 1:20 P. M.
 Ellis W. Keever
 R. H. C.

HALL PLACE ADDITION
 To
 DANVILLE





Camera: 347 m 39°45'41"N 86°31'57"W 287 m

9 m

Google Earth

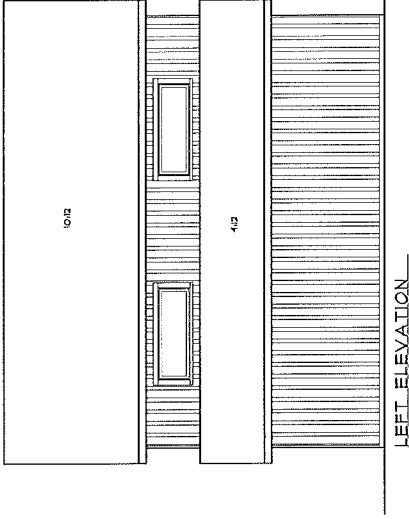


DATE: 5/26/23
 SCALE: 1/4" = 1'-0"
 JOB NO.: 224033
 SHEET

WILLIAMS
 CARRIAGE HOUSE
 BUILDOUT SPECIALISTS
 ELEVATIONS

HOLLEY SCHOLTES
 CUSTOM HOME PLANS
 hollegscholtes@gmail.com
 317-427-1175

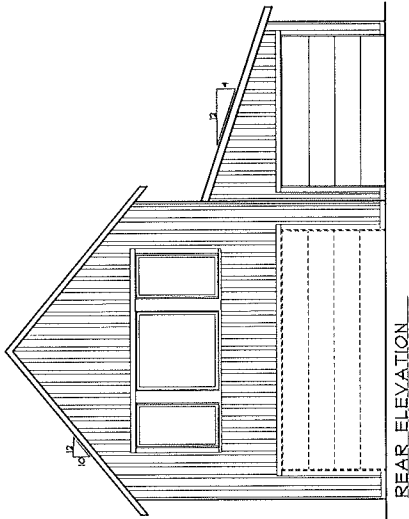
REVISIONS	BY



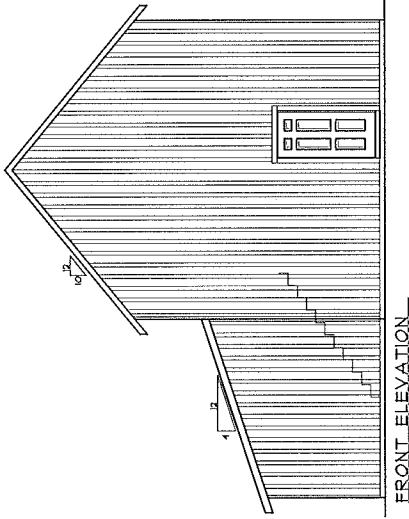
LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



FRONT ELEVATION

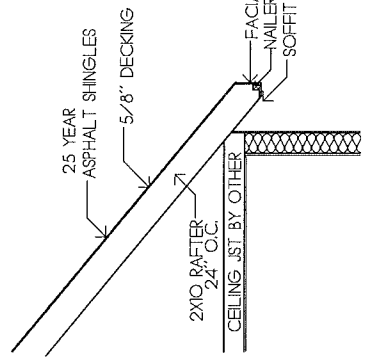
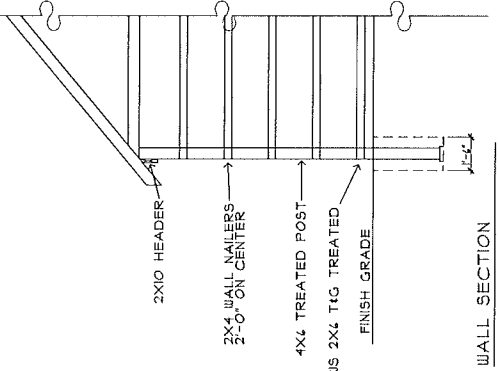
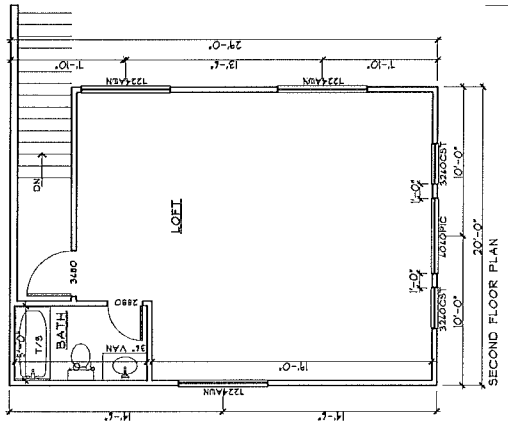
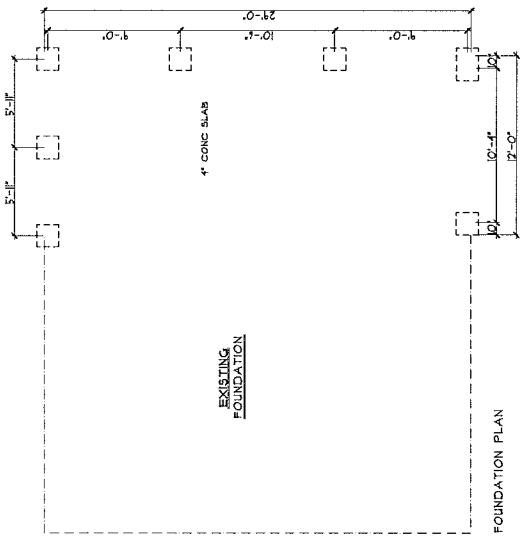
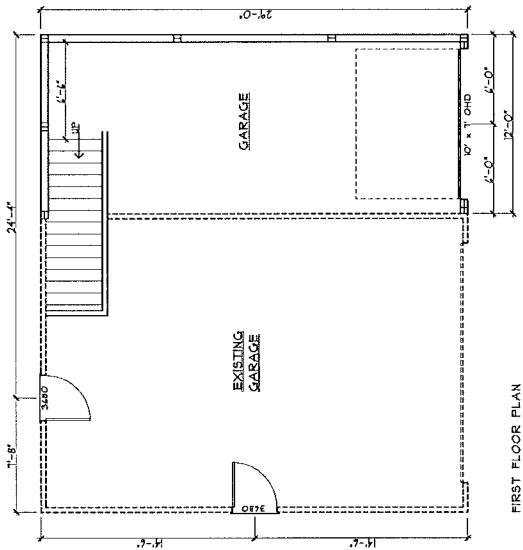
NO.	REVISIONS	BY

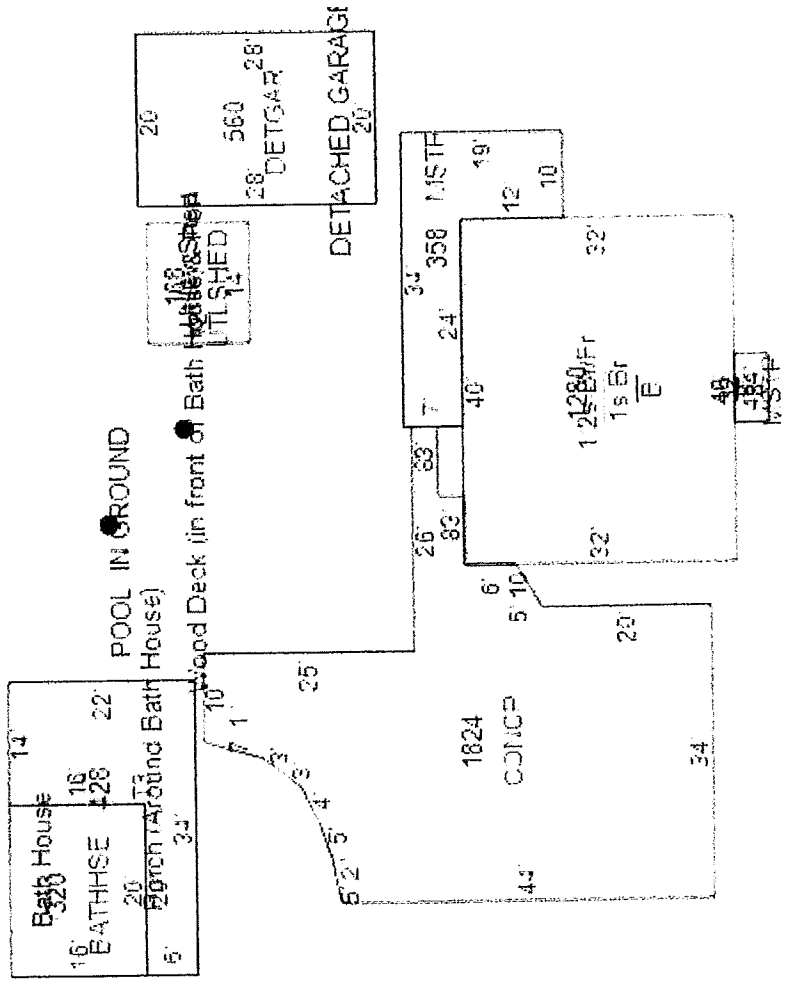
HOLLEY SCHULTES
 CUSTOM HOME PLANS
 holleyschultes@gmail.com
 917-621-1175

WILLIAMS
 CARRIAGE HOUSE
 BUILDOUT SPECIALISTS

DATE: 1/26/23
 SCALE: 1/4" = 1'-0" OR SMALLER
 JOB NO.: 232003
 SHEET

DETAILS





FINDINGS OF FACT

DEVELOPMENT STANDARD VARIANCE

Address: 52 Maple St. Danville, In 46122

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

The zoning boards approval of this variance will not affect the general welfare of our community. The proposed two story garage will not be an eyesore, in bad taste or out of place in the community or on our property. The general appearance will align with recent and continuing updates to our home, which is pale gray and board & batten.

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:

The garage is a needed update to our property. We feel granting this variance will increase the value and beauty of our property. It will also increase the value of the surrounding homes as well as helping to beautify our community.

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:

The current structure of 1937 is becoming structurally unsound and unsafe. It is necessary to rebuild. We feel this new garage will not only be a tasteful addition to our property and community, it will also satisfy our family needs.

52 Maple Street (Klimas)



© All EagleView Technology Corporation

52 Maple Street
Zoning Map



Overview



Legend

- Roads
 - Addresses
 - Parcels
 - Danville Corporate Boundary
- Zoning Districts**
- AD AIRPORT DISTRICT
 - CB-P PRIMARY CENTRAL BUSINESS
 - CB-S SECONDARY CENTRAL BUSINESS
 - GB GENERAL BUSINESS
 - I INDUSTRIAL
 - IG INDUSTRIAL GENERAL
 - IL INDUSTRIAL LIGHT
 - IP INDUSTRIAL PARK
 - LB LOCAL BUSINESS
 - OD OFFICE DEVELOPMENT
 - PD PARK DISTRICT
 - PUD PLANNED UNIT DEVELOPMENT
 - R1 RESIDENTIAL 1
 - R2 RESIDENTIAL 2
 - R2C RESIDENTIAL 2 CENTRAL
 - R3 RESIDENTIAL 3
 - R4 RESIDENTIAL 4
 - RE1 RESIDENTIAL ESTATE 1

**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 Matthew & April Klimas, petitioner in BZA petition 2023-2147 to permit an accessory structure to have an increased height in a R2C district. 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.**”

CASE SUMMARY

Development Standard Variances

- Case:** 2023-2148
Ryan Satchel, Co-Alliance, Petitioner
- Request:** Seeking three development standard variances from Section 4.3.B.1.c to permit an accessory structure to have an increased height
- Location:** 98 Lincoln Street
- Zoning:** Industrial General (IG)

Staff Summary:

The petitioner wishes to build an accessory structure larger in height than allowed by zoning regulations. The petitioner is requesting a height of 18 feet to accommodate the parking of the equipment used in their day-to-day operations. Accessory structures are limited to fifteen (15) feet (mean height) and the petitioner is only requesting an additional three (3) feet in height. This property recently received rezoning to allow the construction of an open-faced shed to keep equipment under roof and out of the elements of the weather.

This request is consistent with the existing structures located on the south side of the street that are part of this business operation.

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 the increased 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: 8-16-23
Board of Zoning Appeals Action: _____

App. No.: 2023-2148
Fee: 350.00
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) Co-Alliance
 Address (s) 770 N High school Rd Indianapolis, IN 46214
 Phone (s) 317-348-1589 Email (s) Ryan.Satchell@co-alliance.com

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

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

Ryan Satchell
 Address (s) 1975 E 600 S Catter, IN
 Phone (s) 765 720 4180 Email (s) Ryan.Satchell@Co-Alliance.com

Address of Subject Property: 98 W Lincoln St Danville, IN
 Area (in acres): .93 Number of Lots: 1
 Parcel ID#: 17-2-10-51W 170-005 Current Zoning District: IC

Requested Action From The Danville BZA: _____
a variance to exceed The maximum Height for excessive Structures
Section 4.3.B.1.C

STATE OF INDIANA)
) SS:
 HENDRICKS COUNTY)

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

Ryan Satchell
 Signature of Owner/Applicant (s)
Capital Asset Manager
 Title of Applicant

NO.	DATE	DESCRIPTION
1	2023-11-11	Issued for Approval



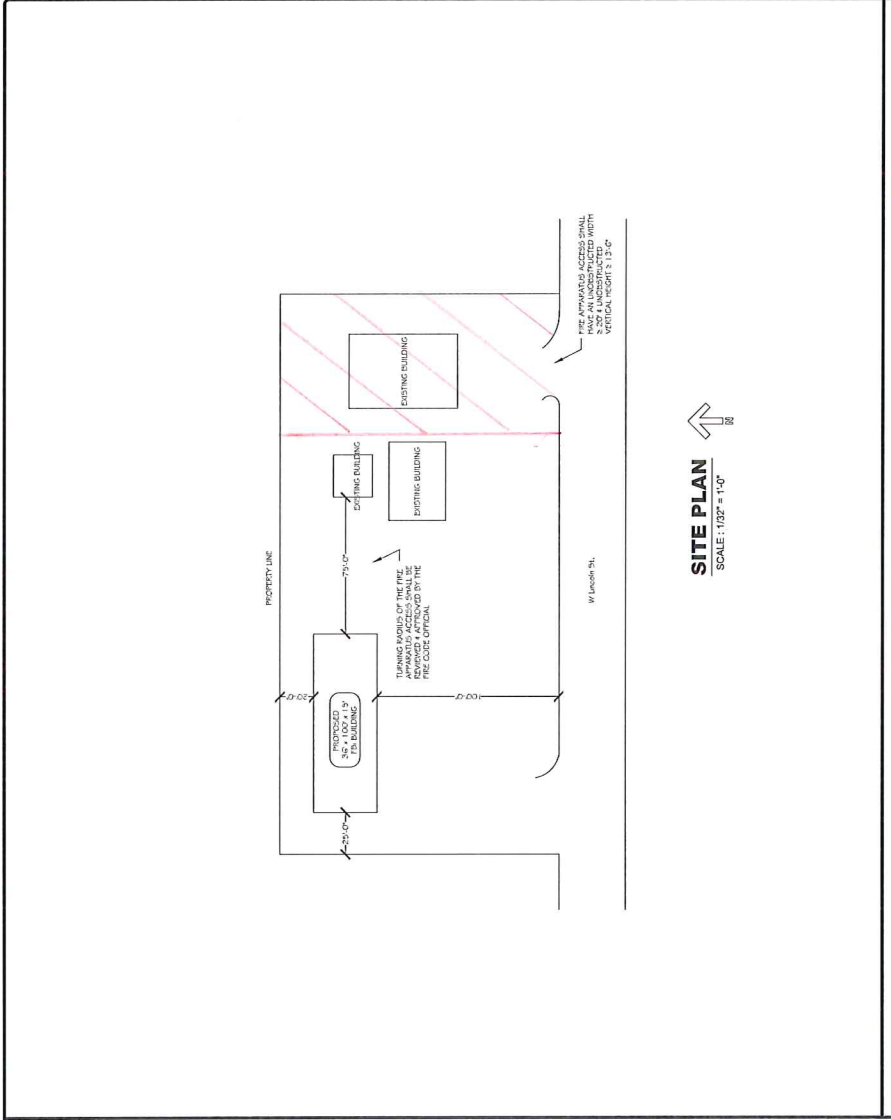
Co-Alliance-Danville Open Shed
 1 Lincoln St.
 Danville, IN 46122

SHEET TITLE
 SHEET NO.

FBI Buildings
 BuildingTeam • (800) 833-2883

OWNER:	FBI
ARCHITECT:	
DATE:	
SHEET:	001

PROJECT #:
 SHEET #:
 30-000



DESIGN LOADS:	DESIGN LOADS:
AGE LOAD STANDARD:	7-10
CEILING LOAD (psf):	12.4
FLOOR LOAD (psf):	20
ROOF LOAD (psf):	20
WIND LOAD (psf):	11.0
SEISMIC LOAD (psf):	11.0
SOIL BEARING CAPACITY (psf):	3,000
UNWEIGHTED STIFFNESS:	0.1
ADDITIONAL DRIFT:	N/A
ADDITIONAL SLIDING:	N/A
ADDITIONAL WIND SPEED:	105 mph
ADDITIONAL WIND PRESSURE:	74-55
ADDITIONAL WIND CATEGORY:	B
ADDITIONAL WIND PRESSURE COEFFICIENT:	0.12
ADDITIONAL WIND SPEEDUP FACTOR:	0.12
ADDITIONAL WIND PRESSURE:	3,000 psf

PROJECT INFORMATION:	BUILDING AREA:	FIRE AREA:
MODEL BUILDING CODE:	2018 INTERNATIONAL CODE	13,000 sq ft
MODEL BUILDING TYPE:	3-1	0 sq ft
MODEL OCCUPANCY:	3-1	0 sq ft
MODEL WIND SPEED:	105 mph	0 sq ft
MODEL WIND PRESSURE:	74-55	0 sq ft
MODEL WIND CATEGORY:	B	0 sq ft
MODEL WIND PRESSURE COEFFICIENT:	0.12	0 sq ft
MODEL WIND SPEEDUP FACTOR:	0.12	0 sq ft
MODEL WIND PRESSURE:	3,000 psf	0 sq ft

Notes:

1. All work shall be performed in accordance with the 2018 International Building Code (IBC) and all applicable codes.
2. The contractor shall be responsible for obtaining all necessary permits and approvals from the local authority having jurisdiction (AHJ).
3. All materials and workmanship shall conform to the requirements of the applicable codes and standards.
4. The contractor shall maintain clear access to all existing structures and utilities throughout the project.
5. All work shall be completed within the specified schedule and budget.
6. The contractor shall provide a detailed schedule of work and a list of subcontractors.
7. All work shall be inspected and approved by the AHJ at all stages of the project.
8. The contractor shall be responsible for the safety of all workers and the public during the project.
9. All work shall be completed in accordance with the applicable codes and standards.
10. The contractor shall provide a final as-built drawing of the project upon completion.

Specifications:

1. All concrete work shall conform to the requirements of ACI 308 and ACI 309.
2. All steel work shall conform to the requirements of AISC 360 and AISC 358.
3. All masonry work shall conform to the requirements of ACI 530 and ACI 531.
4. All wood work shall conform to the requirements of NDS and IRC.
5. All insulation shall conform to the requirements of IRC and IECC.
6. All electrical work shall conform to the requirements of NEC and NFPA 70.
7. All plumbing work shall conform to the requirements of IPC and UPC.
8. All mechanical work shall conform to the requirements of SMACNA and ASHRAE.
9. All fire protection work shall conform to the requirements of NFPA 101 and NFPA 13.
10. All other work shall conform to the applicable codes and standards.

General Notes:

1. The contractor shall be responsible for the coordination of all trades and the sequencing of work.
2. All work shall be completed in accordance with the applicable codes and standards.
3. The contractor shall be responsible for the safety of all workers and the public during the project.
4. All work shall be inspected and approved by the AHJ at all stages of the project.
5. The contractor shall provide a final as-built drawing of the project upon completion.

EXHIBIT A

Legal Description

Pt Lot 13 W L Wilson Addition

0.93 acre

FINDINGS OF FACT

DEVELOPMENT STANDARD VARIANCE

Address: 98 W Lincoln St Danville, IN

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

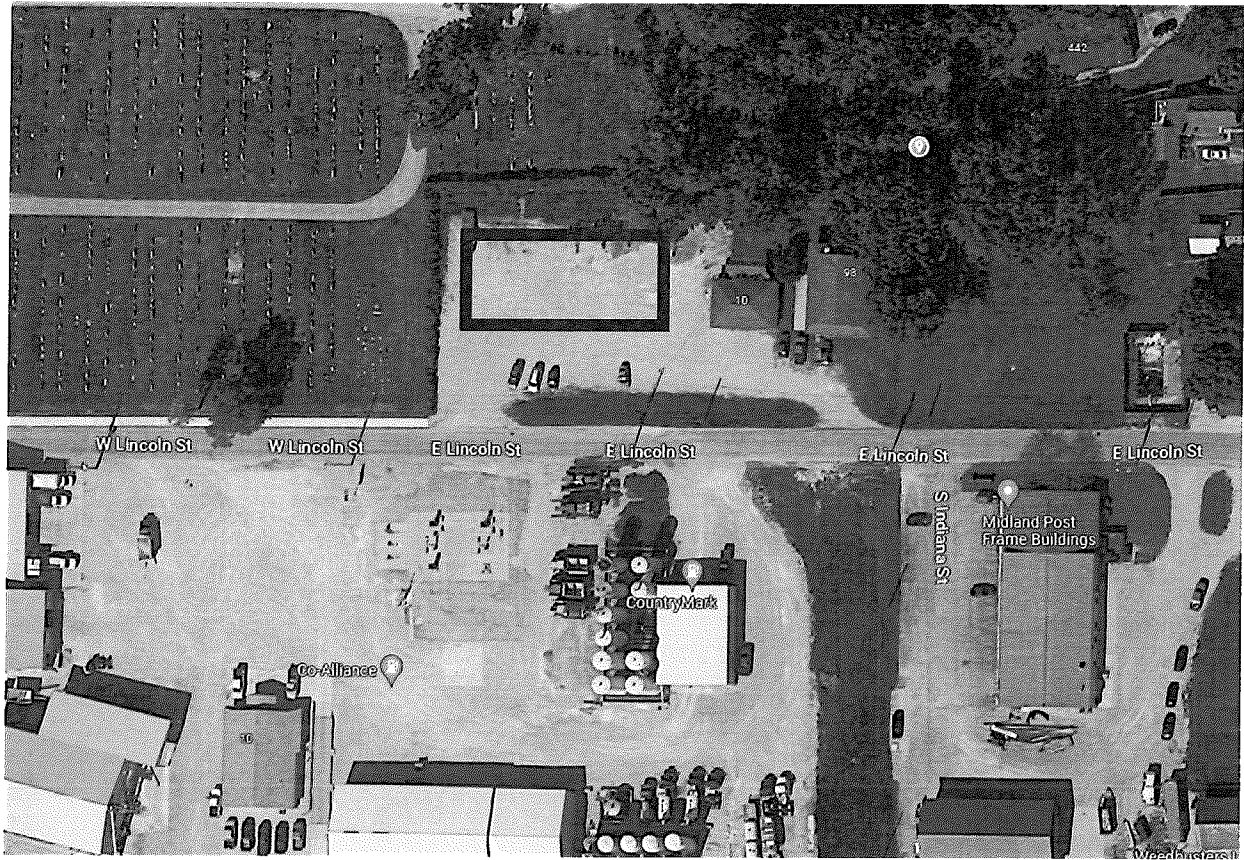
We are Requesting a variance for Height to
Reflect the structures in the surrounding area. This
is consistent with our other Buildings

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:

The height and look to this structure is
Similar to our Buildings Next to this property
and the surrounding area

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:

We are Requesting the ability to park our equipment
that is currently being stored on this property
under shelter. The cost to replace this equipment
has dramatically increased and the weather is
deteriorating their ability to operate



**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 Ryan Satchel, Co-Alliance, petitioner in BZA petition 2023-2148 to permit an accessory structure to have an increased height in a IG district. 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.**”

**BOARD OF ZONING APPEALS
DANVILLE, INDIANA**

ACTION ON PETITION FOR A SPECIAL EXCEPTION

MOTION

I move that we **approve / deny** Special Exception petition 2023-2149 sought by Kurt Allen, Vitalis Precision to allow manufacturing/assembly of ammunition in an IG zoning district as required by Section 10.4.C of the Danville Zoning Ordinance on property located at 842 South Tennessee Street as having **satisfied / not satisfied** the requirements for special exceptions under Section 5 of the Danville Zoning 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.**

CASE SUMMARY

SPECIAL EXCEPTION

- Case:** 2023-2149
Kurt Allen, Vitalis Precision, petitioner
- Request:** Seeking a Special Exception to allow manufacturing/assembly of ammunition to be established in an Industrial General zoning district as required by Section 10.4.C of the Danville Zoning Ordinance
- Location:** 842 South Tennessee Street
- Acreage:** 0.12 acres
- Zoning:** Industrial General (IG)

Staff Summary:

Manufacturing/assembly of ammunition is allowed by Special Exception in the IG District. The petitioner proposes to assemble pre-manufactured parts into fully functioning small-arms ammunition (see full description in attached Letter of Intent). The petitioner states there will not be any creation of destructive items per the National Firearms Act. There will not be any retail business conducted on-site nor will this business be open to the public. There will be one (1) employee, and that is the petitioner. Parking for one (1) employee does not appear to be an issue on this site.

The subject property is adjacent to the Co-Alliance property along with other industrial types of uses. All other surrounding uses are residential. Staff received a phone call from Co-Alliance inquiring about the use that is being proposed but did not express opposition.

If approved, staff recommends contact with the Indiana Department of Homeland Security to see if a state design release will be required and communication with the Danville Fire Marshal for input as to any requirements that may need to be followed along with documentation.

BZA options include the following:

- Approve the Special Exception
- Approve the Special Exception with conditions or commitments
- Deny the Special Exception



Danville BZA

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

Date of Hearing: 8/16/2023
Board of Zoning Appeals Action: _____

App. No.: 2023-2149
Fee: \$ 350.00
Received By: [Signature]

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) Kurt Allen

Address (s) 1550 S Bloomington St Greencastle, IN

Phone (s) 317-373-3867 Email (s) Sales@vitalisprecision.com

Owners (s) Karen and Jay Walker

Address (s) 1692 South County Road 750 East Plainfield, IN 46168

Phone (s) 317-518-0669 Email (s) kayjayproperties@yahoo.com

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

Address (s) _____

Phone (s) _____ Email (s) _____

Address of Subject Property: 842 S Tennessee street Danville, IN 46122

Area (in acres): 0.12 Number of Lots: 1

Parcel ID#: 32-002-0000-000184-002 Current Zoning District: ~~1004-business~~ I G

Requested Action From The Danville BZA: To approve the act of manufacturing ammunition using premanufactured materials including bullets, brass casings, smokeless nonexplosive gun powder and primers to assemble completed ammunition. (Section 10.4.C.9)

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]
Signature of Owner/Applicant (s)

Owner of Vitalis Precision Ammunition
Title of Applicant

Hello Lesa,

Let this letter serve as a letter of intent for my LLC Vitalis Precision Ammunition, AKA Vitalis Precision, to begin manufacturing ammunition in Danville, Indiana beginning presumptively in August or September of 2023 utilizing the building located at 840 S Tennessee Street.

Our company plans to utilize state of the art ammunition presses that have a 9 stage rotating platform to assemble pre-manufactured parts into fully functioning small arms ammunition. We will not be creating any destructive items per the NFA (National Firearms Act) and will obtain all licensing from the ATF (IE FFL Type 6) prior to the commencement of manufacturing. Our manufacturing process will involve the assembly of completed bullets (also known as rounds) starting with a brass cartridge casing that will have a pre-manufactured primer secured to the casing, this will be followed by a series of dies that will shape the mouth of the cartridge casing to accept pre-measured gunpowder (both ball, stick and flake types but not black-powder), after powder is poured from the weighted measuring system a bullet will be seated at the top of the casing and will be pressed and advanced to a crimping station for final securing of the bullet to the casing. After this, the bullets will be transitioned to a sorting and packaging machine for security for sales and shipping. All shipping laws and regulations will be followed regarding the legal domestic shipping of ammunition.

Numerous safety measures will be in place and all local regulations as required by code will be complied with and followed. The equipment being used will be equipped with industry specified and calibrated equipment that will stop production if errors occur and hand inspection for quality and control will be performed to ensure safety and reliability. All gunpowder on the site will be secured in a blast box type rated and designated container for security and safety and which will be locked and closed when not being actively used. All materials, both complete and incomplete, will be behind locked doors at all times other than when being utilized for movement, packaging or access to common areas. Per the ATF, no explosive licensing will be required.

We will not be utilizing any firearms on the property and will not be performing any retail on the premises or allowing for any customer interaction on site. All sales will either be wholesale to retailers or online sales to eligible customers who provide proof of identification and have an eligible address. We will not be doing any international sales or any international importation. We will also not be selling or dealing in firearms, suppressors, armor piercing ammunition or destructive devices as defined by the NFA.

If you have any further questions, I highly encourage you to reach out to myself by phone or email. My phone number is 317-373-3867 and my email address is sales@vitalisprecision.com I look forward to meeting with you and Karen to discuss the Variance and any other issues or concerns that I can assist in addressing.

Sincerely,

Kurt Allen

Owner- Vitalis Precision Ammunition

IMPACT STATEMENT

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

The effects of this use should have no direct impact on any of the surrounding business entities or residential entities in the area. Outside of direct notice from ourselves to the area informing them of our request for our variance and special exemption, they will likely not even notice our existence in the area. Our planned use for this property presents minimal danger and planned mitigation methods will only serve to decrease risk. Other business entities in our area utilize, store, distribute and transport hazardous materials on a daily basis that serve significant health and safety hazards, however the presence of these has minimal effect on our business due to the nature of the materials we handle and the inherent safety of these materials that prevent explosive detonations or accidental combustion. We will also not be serving as a retail store and will have no customer interaction inside nor will we allow for general members of the public to visit or enter the site. This will prevent any effect on traffic or congestion and will also prevent safety hazards to the public. Manufacturing process will consist of the use of premanufactured materials including bullets, brass cartridge casings, non explosive smokeless gun powder and primers which will be assembled into functional ammunition using automated state of the art press machines. No use of firearms will occur on the premises and no direct retail to customers will occur on the premises. This site will be used for the manufacturing process only.

Legal Description 842 S Tennessee Street, Danville, Indiana 46122

PT LOT 1 WL WILSON ADDITION .12 AC CAME FROM 17-2-10-51W 310-004, 005, 006, 007

Findings of Fact for Special Exception

Address: 842 S. Tennessee St, Danville IN 46122

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 because:

The manufacturing of Ammunition using smokeless powder is a safe venture that generates no hazardous waste, fumes, noise or burden on the community. Risks are minimal and any existing risk is conforming to other surrounding structures that maintain and distribute stores of hazardous materials such as anhydrous ammonia.

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 because:

As stated before, no hazardous waste, fumes, noise or burden will be placed on the community. There will also be no signage or advertisement of the activities at this site that might create congestion or abnormal attention and there will be no outward modification to the site that might conflict with existing structures or aesthetics.

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 because:

No special access or changes to streets or highways/railways will be required due to the establishment of this business. All Fire Marshall and building inspector regulations and recommendations will be followed and educative materials regarding smokeless powder and firefighting will be made available to fire services. All smokeless powder will be stored in a blast box when not being used despite the material not being an explosive hazard. No direct sales will be performed at this site and this company will not engage in firearm sales so no additional law enforcement efforts will be required due to the presence of this business.

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 because:

No outward changes will be required and no infrastructure will be required to change due to the presence of our business activities. Smokeless powder is a non-explosive flammable solid that can be demonstratively proven to be less hazardous in larger quantities than many household items in small quantities. No additional materials, resources, or equipment is required for firefighting activities. No other business activities will be affected by the presence of our business.

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.



Overview



Parcel ID	32-11-10-310-008.000-003	Alternate ID	17-2-10-51W 310-008	Owner Address	NALKER JAMES R & KAREN J H/W 10 MARTIN DR Danville, IN 46122
Sec/Twp/Rng	0010-0015-1W	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		
Property Address	840 S Tennessee St Danville	Acreage	0.12		
District	Town Of Danville				
Brief Tax Description	PT LOT 1 W L WILSON ADDITION .12 AC CAME FROM 17-2-10-51W 310-004, 005, 006, 007 (Note: Not to be used on legal documents)				

Date created: 8/11/2023

Developed by  Schneider GEOSPATIAL

840 South Tennessee Street



**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 Kurt Allen, Vitalis Precision, petitioner in BZA petition 2023-2150 to allow a second principal use on a single lot. 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.**”

CASE SUMMARY

DEVELOPMENT STANDARDS VARIANCE

- Case:** 2023-2150
Kurt Allen, Vitalis Precision, Petitioner
- Request:** Seeking a development standards variance from Section 4.2 to permit a second principal use on a single lot
- Location:** 842 South Tennessee Street
- Acreage:** 0.12 acres
- Zoning:** Industrial General District (IG)

Staff Summary:

The petitioner is requesting a development standards variance to allow a second principal use on a single lot. The current use of the property is a lawn care/landscaping business which is family owned. The proposed additional use will be for the manufacturing/assembly of ammunition in a portion of the existing pole-type structure. There will only be one (1) employee associated with the proposed second use and there will not be any retail of any kind. There appears to be adequate parking for one (1) additional vehicle parking space.

As of this writing, staff received a call from Co-Alliance inquiring about the request but did not express opposition.

If approved, staff recommends contact with the Indiana Department of Homeland Security to see if a state design release will be required and communication with the Danville Fire Marshall for input as to any requirements that may need to be followed, as well as documentation of such.

BZA options include the following:

- Approve the use variance request
- Deny the use variance request
- Approve the use variance request with conditions



Danville BZA

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

Date of Hearing: 8/16/2023
Board of Zoning Appeals Action: _____

App. No.: 2023-2150
Fees: 350.00
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) Kurt Allen

Address (s) 1550 S Bloomington Greencastle, IN 46135

Phone (s) 317-373-3867 Email (s) sales@vitalisprecision.com

Owners (s) Karen and Jay Walker

Address (s) 6992 South County Road 750 East Plainfield, IN 46168

Phone (s) 317-518-0669 Email (s) Kayjayproperties@yahoo.com

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

Address (s) _____

Phone (s) _____ Email (s) _____

Address of Subject Property: 842 S. Tennessee Street Danville, IN 46122

Area (in acres): 0.12 Number of Lots: 1

Parcel ID#: 32-002-0000-0000184-002 Current Zoning District: 1004-Business IG

Requested Action From The Danville BZA: We are requesting approval for a variance to allow two principal uses of a single property. (20 Sec. 4.2)

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]
Signature of Owner/Applicant (s)

Owner of Vitalis Precision
Title of Applicant

Hello Lesa,

Let this letter serve as a letter of intent for my LLC Vitalis Precision Ammunition, AKA Vitalis Precision, to begin manufacturing ammunition in Danville, Indiana beginning presumptively in August or September of 2023 utilizing the building located at 840 S Tennessee Street.

Our company plans to utilize state of the art ammunition presses that have a 9 stage rotating platform to assemble pre-manufactured parts into fully functioning small arms ammunition. We will not be creating any destructive items per the NFA (National Firearms Act) and will obtain all licensing from the ATF (IE FFL Type 6) prior to the commencement of manufacturing. Our manufacturing process will involve the assembly of completed bullets (also known as rounds) starting with a brass cartridge casing that will have a pre-manufactured primer secured to the casing, this will be followed by a series of dies that will shape the mouth of the cartridge casing to accept pre-measured gunpowder (both ball, stick and flake types but not black-powder), after powder is poured from the weighted measuring system a bullet will be seated at the top of the casing and will be pressed and advanced to a crimping station for final securing of the bullet to the casing. After this, the bullets will be transitioned to a sorting and packaging machine for security for sales and shipping. All shipping laws and regulations will be followed regarding the legal domestic shipping of ammunition.

Numerous safety measures will be in place and all local regulations as required by code will be complied with and followed. The equipment being used will be equipped with industry specified and calibrated equipment that will stop production if errors occur and hand inspection for quality and control will be performed to ensure safety and reliability. All gunpowder on the site will be secured in a blast box type rated and designated container for security and safety and which will be locked and closed when not being actively used. All materials, both complete and incomplete, will be behind locked doors at all times other than when being utilized for movement, packaging or access to common areas. Per the ATF, no explosive licensing will be required.

We will not be utilizing any firearms on the property and will not be performing any retail on the premises or allowing for any customer interaction on site. All sales will either be wholesale to retailers or online sales to eligible customers who provide proof of identification and have an eligible address. We will not be doing any international sales or any international importation. We will also not be selling or dealing in firearms, suppressors, armor piercing ammunition or destructive devices as defined by the NFA.

If you have any further questions, I highly encourage you to reach out to myself by phone or email. My phone number is 317-373-3867 and my email address is sales@vitalisprecision.com I look forward to meeting with you and Karen to discuss the Variance and any other issues or concerns that I can assist in addressing.

Sincerely,

Kurt Allen

Owner- Vitalis Precision Ammunition

Legal Description 842 S Tennessee Street, Danville, Indiana 46122

PT LOT 1 WL WILSON ADDITION .12 AC CAME FROM 17-2-10-51W 310-004, 005, 006, 007

FINDINGS OF FACT

DEVELOPMENT STANDARD VARIANCE

Address: 842 S. Tennessee Street Danville, IN 46122

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

The manufacturing of ammunition using smokeless powder is a safe venture that generates no hazardous waste, fumes, noise or burden on the community. Risks are minimal and any existing risk is conforming to other surrounding structures that maintain and distribute stores of anhydrous ammonia.

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:

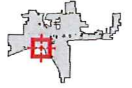
As stated before, no hazardous waste, fumes, noise or burden will be placed on the community. There will also be no signage or advertisement of the activities at this site that might create congestion or abnormal attention and there will be no outward modification to the site that might conflict with existing structures or aesthetics.

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:

It would limit our ability to obtain licensing from the ATF which would delay or prevent Vitalis Precision from becoming a productive and revenue generating entity.



Overview



Parcel ID	32-11-10-310-008.000-003	Alternate ID	17-2-10-51W 310-008	Owner Address	NALKER JAMES R & KAREN J H/W 10 MARTIN DR Danville, IN 46122
Sec/Twp/Rng	0010-0015-1W	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		
Property Address	840 S Tennessee St Danville	Acreage	0.12		
District	Town Of Danville				
Brief Tax Description	PT LOT 1 W L WILSON ADDITION .12 AC CAME FROM 17-2-10-51W 310-004, 005, 006, 007 (Note: Not to be used on legal documents)				

Date created: 8/11/2023

Developed by  **Schneider**
GEOSPATIAL

840 South Tennessee Street

