

BZA Application

This application is being submitted for (check all that apply):

- ☐ Variance ☒ Special Exception
☐ Use Variance ☐ Use Classification
☐ Appeal

For Office Use Only	
File #	Fee
Filing	TAC
Hearing/Meeting	
<input type="checkbox"/> Denied	<input type="checkbox"/> Approved
<input type="checkbox"/> w/ conditions	

Applicant Info

Name Gemini CRE	
Street Address P.O. Box 38	
City, State, Zip Fortville, IN 46040	
Primary Contact Person regarding this petition Justin Furr	
Phone (317)431-0539	E-Mail jdfurr@geminicre.com
Other Contact Name Kevin Roberts	E-Mail kroberts@innovativeeci.com

Property Owner

Name WHITESTOWN CROSSING LLC	
Street Address 3961 Perry Blvd	
City, State, Zip Whitestown, IN 46075	
Phone (317)769-6922	E-Mail mjanson@valentiheld.com
Applicant is (circle one): Sole owner Joint Owner Tenant <u>Agent</u> Other (specify)	

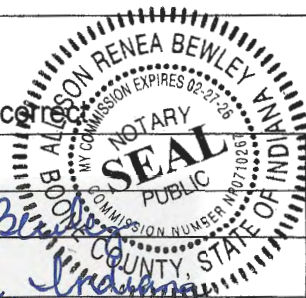
Premises Affected

10-digit Parcel Number 020-03820-13				
Actual/approximate address or location from major streets 4167 S Indianapolis Road, Lebanon, IN 46052				
Subdivision The Crossing at Whitestown Phase II			Lot Number(s) Lot 13	
Total Acreage 1.710		Flood Zone on Site? no		
Zoning of Subject Property GB		Use of Subject Property Vacant		
Zoning of Adjacent Properties	North: GB	South: GB	East: GB	West: GB
Land Use of Adjacent Properties	North: Detention	South: Vacant	East: GB	West: GB
Specific Section(s) of UDO requesting Development Standards Variance from				

Notarization

The above information and attached exhibits, to my knowledge and belief, are true and correct.

Signature of Applicant <i>Kevin Roberts</i>	Signature of Notary <i>Allison Renea Bewley</i>
Notary Public's Name (printed) Allison Renea Bewley	My Commission Expires State County February 27, 2026 Boone County, Indiana
Subscribed and sworn to before me this 1st day of May, 2025	



Attachment A: Consent of Property Owner

Complete and submit if applicant is different from property owner.

I (we)

WHITESTOWN CROSSING LLC

NAME(S)

After being first duly sworn, depose and say:

- That I/we are the owner(s) of the real estate located at I (we)
4167 S INDIANAPOLIS RD LEBANON, IN 46052
ADDRESS
- That I/we have read and examined the Application and are familiar with its contents.
- That I/we have no objection to, and consent to such request as set forth in the application.
- That such request being made by the applicant (✓ is) (is not) a condition to the sale or lease of the above referenced property.

Mitchell, CFO
(AFFIANT)

STATE OF INDIANA)
) SS:
COUNTY OF Boone)

Subscribed and sworn to before me this 29th day of April, 2025.

Allison Renea Bewley
Allison Renea Bewley, Notary Public

My Commission expires: 02/27/26 County of Residence: Boone





PROJECT NARATIVE

Gerber Collision and Glass – Whitestown, Indiana

The proposed project is to build a collision and glass repair facility on an unimproved lot within the Whitestown Crossing General Business Development located at 4167 S Indianapolis Road, near the State Road 267 and I-65 Interchange. Zoning is GB, and this use is permitted with a Special Exception. Business hours are anticipated to be 8:00 am to 5:00 pm, Monday through Saturday.

The proposed building is 16,110 gross square feet. The materials and colors (interior and exterior) are provided in the attached renderings.

Access to the new facility will be from Tradition Drive. Refer to the Site Plan. Traffic is consistent with “Traffic Impact Study Whitestown Crossing” dated January 23, 2008. No adverse effect to the existing infrastructure is anticipated.

New water service and fire protection will be provided from the existing water service line by Whitestown Utilities running along the south side of Tradition Drive. A new fire hydrant will be placed southeast of the proposed building to provide fire protection.

Sanitary service will be provided through the existing sanitary sewer network by Whitestown Utilities.

Storm water will be directed through the existing storm sewer and pond network as approved by Boone County and Whitestown.

Electrical service will be provided by AES Indiana.



Attachment B: Notice for Newspapers

Notice is hereby given that I have, as the owner (or with the owner's consent) of the property commonly described as the address of 4167 S Indianapolis Road, and legally described by the attached legal description, have filed a petition before the Whitestown Board of Zoning Appeals, which petition requests a/n

☐ Variance ☒ Special Exception ☐ Use Variance ☐ Appeal

for the said property in order to:

Construct Gerber Collision and Glass

This petition, File # _____, will come for hearing at 6:30pm in the Whitestown Municipal Complex, 6210 Veterans Dr, Whitestown, IN 46075, on June 5, 2025

In accordance with the Americans with Disabilities Act, if anyone wishes to attend the public hearing on the above referenced matter and is in need of reasonable accommodation in order to hear, present evidence, or participate in the proceedings at the public hearing on this matter, please contact the Sri Venugopalan at sveugopalan@whitestown.in.gov so accommodation can be made. The petition and file on this matter is available for examination by contacting the Planning Staff at (317) 324-1371 or email at planning@whitestown.in.gov. Comments regarding this petition may be submitted at any time to planning@whitestown.in.gov or Whitestown WPC, Whitestown Municipal Complex, 6210 Veterans Dr, Whitestown, IN 46075.

Attach: 1) Legal Description

Attachment C: Notice for Property Owners

Notice is hereby given that I have, as the owner (or with the owner's consent) of the property commonly described as the address of
4167 S Indianapolis Road, Lebanon, IN 46052, and legally described
by the attached legal description, have filed a petition before the Whitestown Board of Zoning Appeals, which
petition requests a/n ☐ Variance ☒ Special Exception ☐ Use Variance ☐ Appeal

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Attach: 1) Legal Description

2) Site/Concept Plan

3) Attachment ~~X~~, E, ~~X~~, or ~~X~~

Attachment E: Standards for Evaluating a Special Exception

Use the following form or attach a separate sheet(s) to explain the Special Exception request. The BZA's decision shall be based upon how each of the following statutory requirements is justified in the request.

Petition Information

Describe the proposed use of the property (type of use, hours of operation, access, necessary construction, employees, etc.):

Collision and Glass Center, 8:00 AM to 5:00 PM, M-Sat. Access to Tradition Drive
Construction per attached Site Plan
We request a Special Exception to permit Heavy Automobile Services

Standards for Evaluation

1. The establishment, maintenance, or operation of the special exception will not be detrimental to or endanger the public health, safety, morals, or general welfare.
The facility will satisfy Section 2.4, "Business Use Limitation Notes": Item 17, Automobile Services, Heavy of the UDO.
2. The special exception will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.
Vehicle storage is to be screened. The facility will appear as any other retail establishment.
3. The establishment of the special exception will not impede or substantially alter the normal and orderly development and improvement of surrounding property for uses permitted in the district.
The Crossing at Whitestown Phase II is intended to accomodate all uses under GB zoning. This development is consistent with requirements of the Special Exception. Egress is provided consistent with adjoining parcels.
4. Adequate utilities, access road, drainage, and other necessary facilities have been or are being provided. Utilities are available on the South side of Tradition Drive. The existing drainage network is adjacent to the property and of sufficient capacity. Access is consistent with adjoining parcels.
5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion on the public roadways.
Ingress and egress to the site is via a local road, Tradition Drive. Tradition Drive is connected to Indianapolis Road for easy access to SR 267 and I-65.
6. The special exception will be located in a district where such use is permitted, and all other requirements set forth in the Ordinance that are applicable to such use will be met.
This site, zoned GB permits Heavy Automobile Services with a Special Exception. AUTOMOBILE SERVICES, HEAVY includes major repairs to the servicing of automobiles, including body work and glass replacement. All applicable requirements of the ordinance will be met.

