


Town of Whitestown

Board of Zoning Appeals



Meeting Date: November 6, 2025

(317) 769-6557 

6210 Veterans Drive 

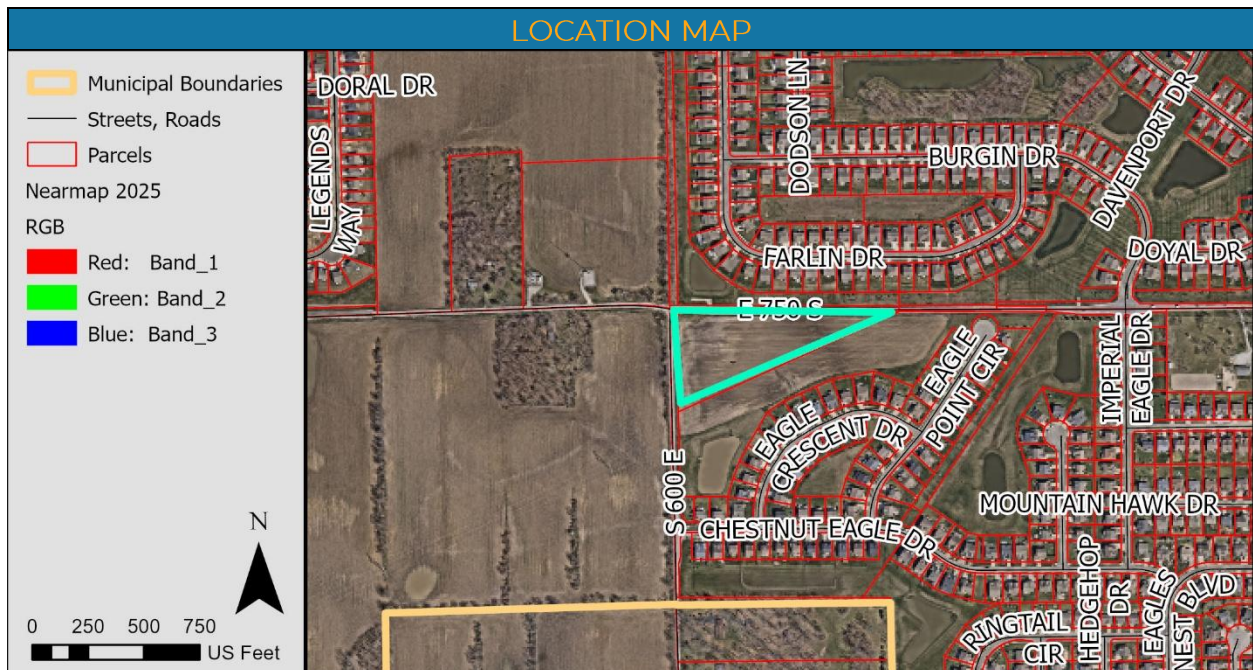
Whitestown, IN 46075 

BZA25-012-DSV

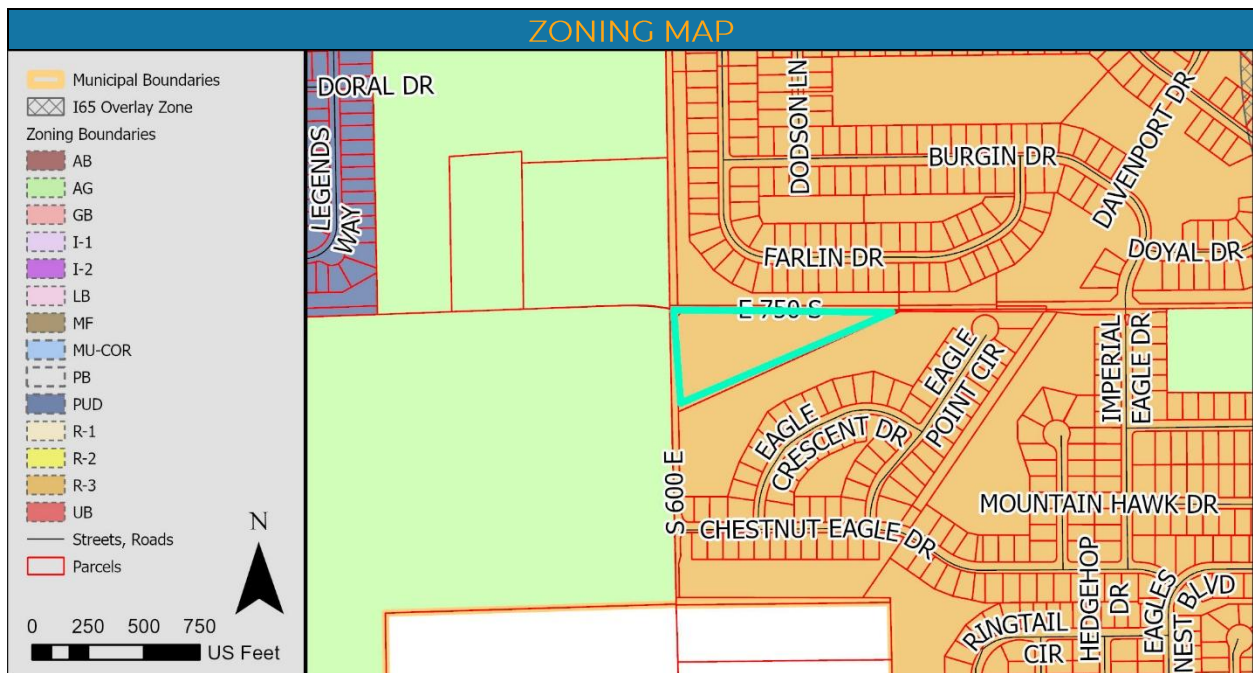
Request	A Development Standards Variance from UDO 4.3 (F) Fence Standards.			
Location	Corner of CR S 600 E & CR E 750 S			
Applicant	Citizen Energy Group			
Property Owner(s)	Eagles Nest Homeowners Association			
Land Area (Size)	+/- 5.16 acres			
Applicable Ordinance	Whitestown Unified Development Ordinance Section 4.3 (F)			
Property Zoning	R3	Medium Density Single-Family & Two-Family Residential		
Adjacent Zoning	North	East	South	West
	R-3	R-3	R-3	AG
Adjacent Land Use	Housing	Housing	Housing	Agriculture
Staff Reviewer	Allan Henderson; ahenderson@whitestown.in.gov			
Staff Recommendation	Staff believes all criteria for granting a Development Standard Variance have not been met.			

RELEVANT HISTORY

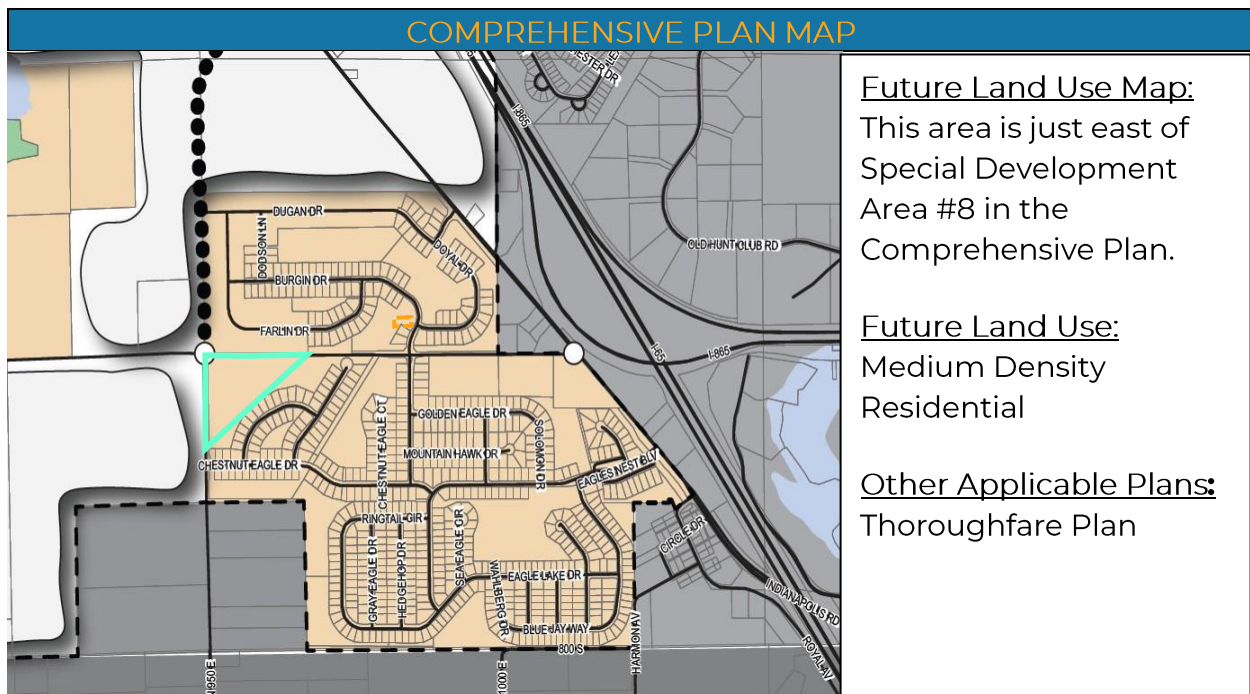
The site was originally part of the Common Area for Eagle's Nest Subdivision when it was developed.



The site is located in the north-west corner of the Eagles Nest subdivision at the corner of CR S 600 E & CR E 750 S. The site is +/- 5.16 acres of the former Common Area U for the subdivision. CR E 750 S is a highly visible, major thoroughfare through Whitestown and Boone County. The location is surrounded by single family residential and an agricultural field that will probably develop as residential in the future.



The parcel is zoned R3 – Medium Density Single-Family and Two-Family residential. The parcel is surrounded by other R3 subdivisions to the north, east, and south and an agricultural field to the west. The is a medium-density single-family district, which may include two-family dwellings with development plan approval. Development in this district typically ranges from 1.75 to 3.00 dwelling units per acre. In this district, residential development at these densities requires connection to public water and public sewer utilities. A Minor Impact Utility, defined as utilities and their operations, which have a narrow scope, incidental impact, largely unnoticed, including substations, are allowed by right in an R3 District.



The 2022 Whitestown Comprehensive Plan identifies this property as low-density residential and mixed-residential. The southwest side of Whitestown has seen a lot of residential growth with the development the Golf Course of Indiana, Cardinal Pointe and Ellis Acres. This petition builds on the success of those projects.

LAND USE GOALS

Sub Goal 1: Manage community growth and mitigate conflicting land uses.

- a. Minimize conflicts between development, surrounding development and the natural environment through the use of buffer areas and other methods.

Sub Goal 7: Coordinate future land use with transportation, utilities, and facilities.

- b. Support existing regulations that require appropriate utility and infrastructure commitments (water, sewer, streets, sidewalks, trails, etc.) to support new developments.

TRANSPORTATION & CIRCULATION GOALS

Sub Goal 1: Develop, enhance, and maintain an efficient roadway system in Whitestown.

Sub Goal 6: Coordinate the transportation network with appropriate land-use development strategies.

PROPOSED PROJECT

The Citizens Eagle's Nest Booster Station project involves the construction and operation of a 15.3 MGD water booster station and two above ground storage tanks (1.5 MG each) to support water infrastructure needs. The facility will be located on a single lot and is designed to operate continuously, 24 hours a day, through automated systems without requiring on-site staff. As an unmanned facility, it will not employ full-time personnel, with only periodic maintenance and inspection conducted by utility staff as needed. Traffic generation will be minimal, limited to approximately one truck trip per day, generally lasting no more than few hours, to accommodate deliveries, maintenance, or inspections.

Since the facility will be mostly unmanned, the petitioner is requesting to put a fence around the property for security. The petitioner is requesting to use chain link for the fencing material.

UNIFIED DEVELOPMENT ORDINANCE

Section 4.3 Fence Standards

F. Chain link fencing is prohibited in all Zoning Districts except industrial districts. Barbed wire and razor wire are prohibited in all districts.

Other relevant sections of the UDO

4.3 (A): Fences cannot be erected or altered in a manner that obstructs the vision of a vehicle driver (see 4.9 Vision Clearance). Fences may be built directly along lot lines; however, fences must not encroach into rights-of-way, nor into easements prohibiting the installation of fences (e.g., drainage and utility easements).

4.3 (B)2: Fences located within a required side, street side, or rear yard of a residential lot cannot exceed 6 feet in height (**see Figure 4-1**).

4.3 (B)3: Fences located within a required or established front yard of a residential lot cannot exceed 42 inches in height.

4.3 (B)5: Fences enclosing an institutional, business, or industrial property, may consist of an open mesh fence not to exceed 10 feet unless otherwise restricted by this Ordinance.

SUGGESTED FINDINGS OF FACT

Because of the context of the site and proposed use of the building and based on the requirements of approving a Development Standards Variance, staff is proposing the following findings:

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

Finding:

The approval of a variance of development standards will not be injurious to the public health, safety, morals, and general welfare of the community. The fence material does not affect how the site is enclosed to protect public health, safety and general welfare of the community.

2. *The use and value of the area adjacent to the property included in the variance will be affected in a substantially adverse manner:*

Finding:

The approval of a variance of development standards will affect the use and value of the adjacent area. Since chain link fencing is not allowed in residential areas, having a large utility substation enclosed with chain link fence on a prominent transportation corner will affect the value of the adjacent area.

3. *The strict application of the terms of the Ordinance will not result in Practical difficulties in the use of the property.*

Finding:

The strict application of the terms of the Ordinance will not result in Practical difficulties in the use of the property. If the site needs to be enclosed for security purposes, any fencing, block, or brick material could be used to accomplish the same goal.

The Board could vote to “Approve” with these Findings, or “Suggest Alternative” Findings or “Deny” in which case the Planning Staff recommends tabling the adoption of Findings of Fact until the Board’s next meeting with direction to staff to prepare the Findings pursuant to the public hearing and Board discussion.

Note: See Applicant's submission materials in the attachment.

SUGGESTED MOTION LANGUAGE

I move that Docket BZA25-012-DSV a Development Standards Variance for Citizens Energy Group from UDO 4.3 (F) should be:

- ☐ Approved as presented and described based on:
 1. The Findings of Fact in the Staff report and staff recommendations
 2. Submitted Findings of Fact
 3. Substantial compliance with the submitted site plan(s)
- ☐ Approved subject to the following:
 1. The Findings of Fact in the Staff report and staff recommendations
 2. Submitted Findings of Fact
 3. Substantial compliance with the submitted site plan(s)
 4. *Insert proposed conditions*
- ☐ Continued to the December 2025, BZA Meeting
- ☐ Denied as presented and described.