

# ***RULES of the NOBLE COUNTY***

## ***BOARD of ZONING APPEALS***

**WHERE AS,** The Noble County Board of Zoning Appeals is authorized and required by IC 36-7-4-916(a), 916(b), 919(a), 920(d) and 1015(c) to supervise and make rules for the filing of Appeals, the application for Variances and Special Exceptions, Special Uses, Contingent Uses, the giving of Notice, the conduct of Hearings and the determination of whether a Variance application is for a Use Variance or a Development Standard Variance (such as height, bulk, or area) and the creation, form, recording, modification, enforcement, and termination of Commitments; and

**WHERE AS,** The Board of Zoning Appeals is authorized and required to implement Powers and Duties contained in the Unified Development Ordinance (UDO) effective January 1, 2013, and desires to create effective procedures to implement those obligations; and the duties of the Board of Zoning Appeals are described below. Duties, in conjunction with the following BZA Rules, should be interpreted as activities that are obligations.

- 1.) **APPEALS:** Hear and determine appeals from, and review any order, requirement, decision, or determination made by an administrative official or commission (except the Plan Commission) charged with the enforcement of the UDO.
- 2.) **SPECIAL EXCEPTIONS:** Authorize exceptions to the zoning district and overlay district regulations only in the classes of uses or in particular situations as specified in this UDO.
- 3.) **VARIANCES (development standards and use):** Authorize, on appeal in specific cases, variances from the terms of the UDO.
- 4.) **INTERPRETATIONS:** Interpret the Official Zoning Map.
- 5.) **OTHER:** Other duties as may be permitted by Indiana Code.

**WHERE AS,** The Board of Zoning Appeals determines that its Rules should be printed and organized in a coherent fashion and be made readily available to all applicants and other interested persons,

**NOW, THEREFORE BE IT RESOLVED, BY THE NOBLE COUNTY BOARD OF ZONING APPEALS, THAT THE FOLLOWING RULES BE ADOPTED AS REQUIRED BY IC 36-7-4-916(a), 919(a), 919(b) and 920(d)**

# **RULE 1**

## **DEFINITIONS AND CITATION FORM**

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### **1.1 DEFINITIONS**

These terms shall be defined as follows for the purpose of these rules:

#### **1.2 BOARD-DEFINED**

Board means the Noble County Board of Zoning Appeals or any division thereof

#### **1.3 CHAIRMAN-DEFINED**

Chairman means the Chairman of the Noble County Board of Zoning Appeals

#### **1.4 ZONING ADMINISTRATOR - DEFINED**

Zoning Administrator means the Zoning Administrator of the Noble County Plan Commission

#### **1.5 SECRETARY-DEFINED**

Secretary means the Secretary of the Noble County Board of Zoning Appeals

#### **1.6 VICE-CHAIRMAN-DEFINED**

Vice-Chairman means the Vice-Chairman of the Noble County Board of Zoning Appeals

# **RULE 2**

## **OFFICERS AND STAFF**

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### **2.1 PRESIDING OFFICER**

- A.) The Chairman shall preside over all regular and special meetings of the Board. The Vice-Chairman shall act as Chairman during the absence or disability of that officer. The Board shall elect a Chairman pro tempore from among its members if both the Chairman and Vice-Chairman are absent or disabled.
- B.) The Chairman shall appoint committees and execute contracts. The Chairman shall also rule on all points of procedure, unless overruled by a majority vote of the Board. The Chairman shall sign all official documents on behalf of the Board.
- C.) The Board shall, at its first meeting of each year, elect a Chairman and a Vice-Chairman from its members.
- D.) A person who receives a majority vote of the entire membership of the Board shall be declared elected and shall serve until a new person is declared elected to the office at the first meeting of the following year.

### **2.2 SECRETARY**

The Board shall appoint a Secretary who shall serve at its pleasure. The Secretary shall keep a complete and accurate record of all proceedings and votes of the Board, record and file all bonds and contracts and assume all responsibility for the custody and preservation of all papers and documents of the Board, and shall prepare, publish and distribute reports, ordinances and other material relating to Board activities.

### **2.3 SEAL**

The Board adopts a seal with the caption "The Seal of the Noble County Board of Zoning Appeals." The Secretary shall employ the seal to certify to all official acts of the Board.

### **2.4 OTHER EMPLOYEES**

The Board may appoint and fix the compensation of the employees necessary for the discharge of its duties.

# **RULE 3**

## **MEETINGS AND PUBLIC HEARINGS**

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### **3.1 APPLICATIONS**

This Rule shall apply to all public hearings required by state law or by the Noble County Unified Development Ordinance (UDO) and to all regular and special meetings of the Board.

### **3.2 REGULAR MEETINGS**

The Board shall conduct regular meetings on the first Wednesday of each month at 7:00 p.m. in the Conference Meeting Room at the Noble County Annex Building. If the date of a regular meeting falls on a legal holiday recognized by Noble County, or if it is impossible to conduct the meeting at that time or place, the Chairman may set an alternative date, time or place for the regular meeting or may cancel the meeting with the unanimous consent of the members of the Board, subject to the State Open Door Law (IC 5-14-1.5-1 and following).

### **3.3 PUBLIC HEARINGS**

The Board may conduct a public hearing as part of any regular or special meeting or at any other place or time if the notice required by state law is given.

### **3.4 ATTENDANCE**

The applicant shall appear in person or by his representation, duly appointed in writing, to appear at all proceedings regarding an application for Variance or Special Exception and to address and discuss comments and concerns regarding the application. Failure to appear will, absent the showing of good cause that is satisfactory to the Board, result in the dismissal of the application for Variance or Special Exception.

### **3.5 ORDER AND COURTESY**

The Chairman shall preserve order and may warn any member or other person present that particular conduct is a breach of courtesy. If any member persists in this conduct following the warning the Board may vote to censure the offending member. If any other person present persists in this conduct following the warning, the Chairman may order that person to be expelled from the meeting.

### **3.6 EVIDENCE**

The Chairman shall determine the admissibility of any evidence to the Board.

### **3.7 ORDER OF BUSINESS**

A.) The order of business at a regular meeting shall be:

- 1.) Call to Order
- 2.) Roll Call and determination of quorum
- 3.) Consideration of minutes of previous meeting
- 4.) Unfinished Business (tabled or continued items)
- 5.) New Business
- 6.) Reports of Members, Staff, Officers and Committees
- 7.) Future Agenda Items
- 8.) Adjournment

B.) The order of business for special meetings shall be:

- 1.) Call to Order
- 2.) Roll call and determination of quorum
- 3.) The business for which the special meeting was called
- 4.) Adjournment

### **3.8 PRESENTATIONS**

A.) The Board shall act on petitions in the following order:

- 1.) A person wishing to speak for or against an application must register that person's name and address with the Secretary
- 2.) The application shall be read and the affected area located on a county map.
- 3.) The petitioner shall present facts relating to the case, with up to twenty (20) minutes being available for the presentation.
- 4.) The Zoning Administrator shall present the staff report
- 5.) Board members may direct questions to the petitioner
- 6.) The Chairman shall recognize those who have registered against proposal to present objections, with up to a total of twenty (20) minutes being available for the presentation of objections.
- 7.) The petitioner may rebut the objections, with up to five (5) minutes being available for the rebuttal.
- 8.) The Chairman shall call for a motion

B.) Time limits shall be monitored and enforced by the Chairman, who may, absent objection by the Board, alter or extend the time limits to ensure a full presentation of any evidence; however, any alteration granted one party extends the time for any opposing party. Questions by the Board and answers made directly to those questions by a participant do not count against the participant's time limit.

### **3.9 CONTINUANCES**

The Board may continue any item from one meeting to another. No notice shall be required for the continued consideration of any item except that required by state law.

### **3.10 PROCEDURAL RULES**

The most recent edition of Robert's Rules of Order shall govern the conduct of all meetings and public hearings except to the extent that it conflicts with Noble County law or these Rules.

### **3.11 AGENDA**

The Plan Commission Staff has the authority to set the Board agenda, the agenda may be revised by Board members prior to adoption at the start of the meeting.

The agenda shall list all items to be considered by the Board at the regular or special meeting. The items shall be listed on the agenda in the order in which the petition or other document was filed with the Secretary. No item shall be considered by the Board unless it appears on the agenda. Any petitioner may withdraw any petition prior to the meeting at which it was to be considered.

The agenda shall consist of no more than 6 petitions per meeting, additional petitions may be applied with prior approval by the Board Chairman.

The agenda shall be sent by U.S. mail to all members of the Board and shall be available for public inspection at the Board office no later than five (5) days before any regular meeting.

### **3.12 DURATION**

With the rest of the language remaining the same: absent a decision to the contrary, the Board shall ensure that the following duration requirements are contained and incorporated into any Board decision.

**DEVELOPMENT STANDARDS VARIANCE:** A development standards variance granted by the Board of Zoning Appeals shall run with the land until such time as the property conforms to the UDO.

**USE VARIANCE:** A use variance granted by the Board of Zoning Appeals may run with the land or applicant until one of the following circumstances occurs.

- A.) The use of the variance ends, or is vacated, or unused for three (3) months consecutively.
- B.) The property conforms to the Unified Development Ordinance as written.
- C.) The property is sold, if approved as running with the applicant.

**SPECIAL EXCEPTION:** The granting of a special exception authorizes the use to run with the land unless conditions to the contrary are placed on the approval. If:

- A.) Construction of structures or occupancy of existing structures has not
- B.) Commenced within one (1) year of the date the Special Exception was granted by the Board of Zoning Appeals, the approval shall be null and void.

## **RULE 4**

### **VARIANCES, SPECIAL EXCEPTIONS, APPEALS, NOTICE AND PROCEDURE**

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#### **4.1 APPLICATIONS**

- A.) Every petitioner for an appeal, development standards variances, use variance or special exception shall complete an application supplied by the Secretary.
- B.) Applications shall be filed by the owner, the owner's agent, or any person having a legal or equitable interest in the subject property, but the written authorization of any owner who is not an applicant shall be required. The Zoning Administrator may require the petitioner to submit any additional information he or she deems relevant for consideration by the Board.

#### **4.2 FILING REQUIREMENTS**

- A.) Every petition for an appeal, variance or special exception shall be filed with the Secretary no later than twenty-eight (28) days prior to its consideration by the Board.
- B.) Any appeal of an administrative decision by the Zoning Administrator or Building Commissioner which is based on an interpretation of the UDO may be filed with the Board by any interested party no later than thirty (30) days after the decision has been made.
- C.) The Zoning Administrator shall advise applicants of their determination of whether or not an application for a Variance is a Variance of Use or a Variance from Developmental Standards, but the decision to choose the appropriate remedy is the responsibility of the applicant.

#### **4.3 PUBLIC NOTICE**

- A.) For the purpose of IC 36-7-4-920 (b), any person with a legal interest in property subject to a petition before the Board, or the owner of property within 300 feet is an interested party.
- B.) Supporting Information: The applicant must provide supporting information with their application as described in the Unified Development Ordinance for Variances and Special Exceptions.
- C.) The Secretary shall, at least ten (10) days prior to the hearing, send a copy of the notice by first class US mail to all interested parties, and keep a log of all undeliverable interested party notices.
- D.) The Board gives legal notice to the public hearing in accordance with IC 5-3-1, with this notice stating the date, time and place of the hearing, the name of the petitioner, and a brief description of the property subject to the petition.
- E.) The Petitioner shall, at least ten (10) days prior to the hearing, place notification of the petition request, and the date, time and location of the hearing. Notice must be in a conspicuous location which is accessible to the public.

#### **4.4 COMMITMENTS**

- A.) The Board may require the owner of a parcel of property to make a written commitment. Commitments shall be recorded in the Office of the Noble County Recorder. A recorded commitment is binding on the owner of the land, any subsequent owner of the land, and any person who acquires interest in the land.

- B.) Pursuant to Indiana Code 36-7-4-1015, the following persons are designated by the Board as specially affected persons entitled to enforce a commitment: Adjoining landowners, persons or classes of persons specifically named in the commitment.
- C.) A commitment shall be created by the owner of the property by affixing his or her signature to a written statement of the terms of the commitment. The signed commitment shall be attached to the petition and entered into the minutes of the Board by the Secretary.
- D.) A commitment may be modified or terminated only by a decision of the Board made at a public hearing.
- E.) If any person fails to abide by a commitment, that person commits a violation of the Unified Development Ordinance. The Commitment shall be enforced in accordance with the provisions of the Unified Development Ordinance.

## **RULE 5**

### **INITIAL PLACEMENT AND CONTINUED TEMPORARY PLACEMENT OF MOBILE HOME DWELLINGS**

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#### **5.1 INITIAL PLACEMENT**

The initial placement of a Mobile Home, outside of the Mobile Home (MH) zoning district, shall be by means of a Variance granted by the Board in its sound discretion, and shall be subject to the following:

- A.) An initial temporary placement of a Mobile Home shall be for a period of five (5) years unless a shorter period of time is deemed necessary by the Board;
- B.) In reviewing a Variance request for the placement of a Mobile Home, the Board shall consider the following non-exclusive factors:
  - 1.) The age of the mobile home.
    - a.) Temporary placement may be requested for a mobile home, if no more than ten (10) years have passed from the date of manufacture.
    - b.) Permanent placement may be requested for a mobile home, if no more than seven (7) years have passed from the date of manufacture. The petitioner must verify the age of the mobile home prior to the Board's granting a Variance.
  - 2.) The general condition of the mobile home;
  - 3.) The size of the mobile home;
  - 4.) The size of the lot or property upon which the mobile home is to be placed;
  - 5.) The character of the surrounding area;
  - 6.) The existence of remonstrators, if any, and the grounds for their objection(s);
  - 7.) The reasons the applicant has for the Variance request; and
  - 8.) Those factors identified in Indiana Code 36-7-4-918.4 (Findings of Fact)

#### **5.2 CONDITIONS FOR PLACEMENT**

Unless otherwise approved by the Board, the following conditions shall be attached to any Variance granted for the placement of a mobile home:

- A.) The mobile home shall be completely skirted with fire and weather proof materials in the case of a temporary placement, or with a block or other approved foundation that meets all applicable building codes in the case of a permanent placement.
- B.) The mobile home shall have over-the-top tie downs with at least two (2) sets of straps.
- C.) The mobile home shall have two (2) sets of exit and entrance steps.

- D.) The owners of the real estate upon which the mobile home is to be temporarily placed may be required to provide a written commitment, suitable for recording, acknowledging the non-transferability of the Variance, their agreement that the mobile home shall not be rented to anyone except immediate family members or employees, and any other conditions deemed necessary by the Board. The owners of the real estate shall be responsible for paying the cost of preparing and recording the written commitment.
- E.) The foregoing conditions shall be satisfied within sixty (60) days following the placement of the mobile home, unless, a different period of time is authorized by the Board. Failure to comply in a timely manner with these conditions may result in the revocation of the Variance and removal of the mobile home.

### **5.3 PROCEDURE FOR CONTINUED PLACEMENT**

The following procedures shall be followed for the continued temporary placement of a mobile home.

- A.) Within sixty (60) days prior to the expiration of the initial term for the temporary placement of a mobile home, the Zoning Administrator shall send notice of the upcoming expiration of the Variance to the landowner where the mobile home is placed to determine whether the owner desires an extension of the term of the allowed temporary placement.
- B.) If the owner desires such an extension, the Zoning Administrator, or his designee, shall:
  - 1.) Send notice of the requested extension to adjoining property owners giving them twenty (20) days from the date of mailing to comment on the requested extension; and
  - 2.) Inspect the mobile home to determine:
    - a.) Whether the mobile home still complies with the conditions set forth in Rule 5
    - b.) Whether the mobile home and the property it is located on are being maintained in a good state of repair; and
    - c.) Whether there has been a substantial change in the character of the surrounding area.
- C.) The Board may include in its approval the ability to seek an administrative extension of the term of the temporary placement of the mobile home without another public hearing or Board approval if; and the Zoning Administrator may administratively grant up to a three (3) year extension of the term of the temporary placement of the mobile home without a public hearing or Board approval if:
  - 1.) The mobile home is no more than fifteen (15) years old at the time the extension is granted;
  - 2.) The mobile home still complies with the conditions for placement as specified in Rule 5; and,
  - 3.) No adjoining property owner objects to the continued temporary placement of the mobile home;
- D.) The Zoning Administrator shall report to the Board which extensions have been granted.
- E.) If a mobile home does not qualify for an administrative extension of the term of its initial or temporary placement, the Variance request for the continued temporary placement shall be heard by the Board at a public hearing with notice being given as provided by law and these rules.

### **5.4 REPLACEMENT OF MANUFACTURED HOME**

The Zoning Administrator may authorize the replacement of a mobile home for the remaining balance of the term of the temporary placement if the mobile home that is serving as the replacement is, in the opinion of the Zoning Administrator and the Noble County Building Inspector, equal to or in better condition than the mobile home being replaced.

### **5.5 EFFECTIVE DATE**

These rules shall become effective June 7, 2023.

# **RULE 6**

## **ORDINANCE #2019-20 VIOLATIONS**

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The accumulation of junk, trash, debris and inoperable vehicles was adopted August 26, 2019 and effective on the same day.

### **6.1 SCOPE**

These Rules shall govern actions taken to remedy violations of the Unified Development Ordinance.

### **6.2 COMPLAINTS**

- A.) Actions taken to remedy violations of the Unified Development Ordinance shall be initiated by the filing of a written complaint on a form provided by the Zoning Administrator.
- B.) Action on such a violation may be initiated by a majority vote of the Noble County Board of Zoning Appeals.

### **6.3 INVESTIGATION**

Upon the receipt of a written complaint, the Zoning Administrator or staff shall investigate the written complaint and view the premises to confirm the existence of an ordinance violation. If no violation is found, the Zoning Administrator shall contact the complainant and inform them no further action will be taken by the Zoning Administrator.

### **6.4 CONTACT BY ZONING ADMINISTRATOR**

- A.) Upon the receipt of a written complaint and upon confirmation the existence of a violation of the junk, trash, debris and inoperable vehicle ordinance, the Zoning Administrator shall send a letter to the landowner by certified mail setting forth the zoning violation complained of. The letter shall provide that the landowner must contact the Zoning Administrator within ten (10) days of the date of the letter. The Zoning Administrator will notify the complainant of the violation found and actions being taken to correct the violation.
- B.) Upon contact with the landowner, the Zoning Administrator shall explain the violation and explain what actions are necessary to remedy that violation. The Zoning Administrator, in the discretion of the Zoning Administrator, may view the premises with the landowner, to outline the violations that are present. If this is done, the Zoning Administrator shall prepare a written list of the violations and the actions needed to correct those violations, which shall be given or mailed to the landowner.
- C.) In making arrangements for the correction of the ordinance violation, the Zoning Administrator may permit the landowner a maximum of thirty (30) days from the date of the contact to correct the violation. If the landowner cannot or will not correct the violation within that period of time, the Zoning Administrator shall present the violation and landowner's proposed actions to the Board of Zoning Appeals at the next regularly scheduled meeting.
- D.) In the event the landowner fails to respond to the letter from the Zoning Administrator or refuses or fails to correct the ordinance violation, the Zoning Administrator shall refer the matter to the Attorney for the Board of Zoning Appeals for action.

### **6.5 CONTACT BY ATTORNEY**

- A.) Upon receipt of notification from the Zoning Administrator pursuant, the Attorney for the Board of Zoning Appeals shall write a letter, to be delivered certified, return receipt requested, to the landowner, setting forth the ordinance violations involved and directing the landowner to make contact with the Attorney within ten (10) days of the date of the letter.
- B.) Upon contact with the landowner, the Attorney shall explain the violation and explain what actions are necessary to remedy that violation.



- C.) In making arrangements for the correction of the ordinance violations, the Attorney may permit the landowner a maximum of thirty (30) days from the date of contact to correct the violation. If the landowner cannot or will not correct the violation within that period of time, the violation and the landowner's proposed actions shall be presented to the Board of Zoning Appeals at the next regularly scheduled meeting.
- D.) In the event the landowner fails to respond to the letter or refuses or fails to correct the ordinance violation, the matter shall be presented to the Board of Zoning Appeals at the next regularly scheduled meeting.

## **6.6 REPORT TO BOARD OF ZONING APPEALS**

- A.) Any report of a violation, request for an additional amount of time within which a landowner may comply with the Zoning Ordinance or any other matter concerning a violation which may result in litigation may be heard by the Board in executive session or in an open meeting, as determined by the Chairman of the Board of Zoning Appeals.
- B.) When considering any ordinance violation, the Board may take any action within its powers, provided, however, that any action taken by the Board shall be in compliance with all state statutes, including but not limited to the Indiana Open Door Law. Those actions include, but are not limited to, granting extensions of time within which violations are to be remedied.
- C.) The Board may refer any ordinance violation that has proceeded through the procedures set forth in Rule 6 to its attorney for the initiation of litigation.

## **6.7 LITIGATION**

- A.) After having been referred an ordinance violation for the initiation of litigation, the Board's Attorney shall meet with the Noble County Board of Commissioners to advise them of the facts and circumstances of the ordinance violation, steps that have been taken in an attempt to correct this violation and to advise them of the Board's direction to initiate litigation.
- B.) The Board's Attorney shall then initiate litigation.
- C.) The Board has full authority within its legal powers to settle or compromise litigation upon any terms deemed appropriate.

# **RULE 7**

## **AMENDMENTS AND SUSPENSION**

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### **7.1 AMENDMENTS**

These Rules may be amended by a two-thirds (2/3) vote of membership of the Board.

### **7.2 SUSPENSION**

The Rules or any portion of them may be suspended by a two-thirds (2/3) vote of the membership of the Board. No suspension shall continue beyond the adjournment of the meeting which the motion to suspend was passed.

### **7.3 EFFECTIVE DATE**

These Rules shall enter into effect immediately upon the adoption of this Resolution. Adopted this 2<sup>nd</sup> day of July 1986. Amended April 1990, June 1990, April 1995, May 1995, September 2001, January 2013, August 2019, and June 2023.

# **RULE 8**

## **BOARD OF ZONING APPEALS FORMS**

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### **8.1 FORMS**

All petitions for consideration by the Board of Zoning Appeals must be paid in full in accordance with the Plan Commission Uniform Schedule of Fees (if applicable) and completed in detail on one, or more, of the following forms provided by the Noble County Plan Commission Office.

- A.) AFFIDAVIT – eligible applicants are known as any person having a legal or equitable interest in the subject property, written authorization of any owner who is not an applicant shall be required.
- B.) APPEALS – hear and determine Appeals from, and review any order, requirement, decision, or determination made by an administrative official or commission (except the Plan Commission) charged with the enforcement of the UDO.
- C.) COMMITMENTS – the Board of Zoning Appeals may require the owner to make a Written Commitment that shall be recorded in the Office of the Noble County Recorder. A recorded Commitment is binding on the owner of the land, any subsequent owner of the land, and any person who acquires interest in the land.
- D.) SPECIAL EXCEPTIONS – authorize exceptions to the zoning district and overlay district regulations only in the classes of uses or in particular situations as specified in the UDO.
- E.) VARIANCES of Development Standard and Use – authorize, on appeal in specific cases, variances from the terms of the UDO.

Additional forms that do not require accordance with the Uniform Schedule of Fees:

- \* Interested Party Notice:
- \* Findings of Fact for application of a Use Variance:
- \* Findings of Fact for application of a Development Standard Variance:
- \* Findings of Fact for application of a Special Exception:
- \* Complaint Form in relation to violations regarding Ordinance #2010-6 “the accumulation of junk, trash, debris and inoperable vehicles”
- \* Complaint Form in relation to violations of the Unified Development Ordinance.
- \* Consent Form
- \* Letter of Authorization
- \* Reduced side setback form

# **RULE 9**

## **SUBSTANTIAL COMPLETION FOR VARIANCES AND SPECIAL EXCEPTIONS**

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### **9.1 SUBSTANTIAL COMPLETION**

A.) The Rules shall be amended by adding Rule 9 which states as follows:

- 1.) A petitioner who received Board approval for a Variance or Special Exception, has one (1) calendar year, from the date of approval, to show substantial completion of the approved use. Failure to show substantial completion of the approved use within the allotted time shall deem the Development Standard Variance, Use Variance or Special Exception null and void.
- 2.) Additionally, Variances or Special Exceptions abandoned for more than six (6) months after beginning operation shall be deemed null and void.

### **9.2 EFFECTIVE DATE**

This rule shall become effective immediately.

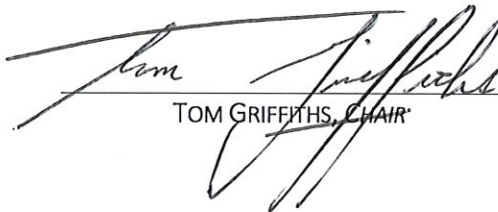
# REVISIONS *to the* NOBLE COUNTY BOARD *of* ZONING APPEALS RULES

WHEREAS, on the 7<sup>th</sup> day of June, 2023 the Noble County Board of Zoning Appeals adopted the above revisions to the Noble County Board of Zoning Appeals Rules; and

WHEREAS, Noble County Board of Zoning Appeals Rule 7 provides that the Rules may be amended by a two-thirds (2/3) vote of the membership of the Board; and

NOW THEREFORE, IT IS RESOLVED BY THE NOBLE COUNTY BOARD OF ZONING APPEALS THAT THE RULES BE ADOPTED AS WRITTEN.

## NOBLE COUNTY BOARD OF ZONING APPEALS:



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TOM GRIFFITHS, CHAIR

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CHELSEA CARMEN, VICE CHAIR



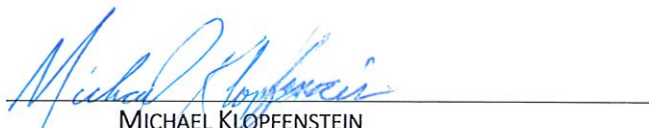
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SAM BUCKLES



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PATTIE GATMAN



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MICHAEL KLOPFENSTEIN



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ATTEST: SARAH CAMPBELL, SECRETARY