

HAZEL DELL WOODS, INC.

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Mr. Steve Huntley
City Of Noblesville

Mr. Huntley:

As the current President of the Hazel Dell Woods Homeowners Association, I am writing to request the City re-evaluate the 50' perimeter buffer zone, which is imposed on our community. We understand the reason for the perimeter buffer zone on 169th Street and Hazel Dell Road frontage, however, the rest of our neighborhood perimeter is also constrained by this buffer zone even though these property lines abut other private property, the Hazel Dell Elementary school, or the commercially zoned property at the Southwest intersection of Hazel Dell Rd and SR32.

These properties are what we have defined as an "interior perimeter" as the City would have no reason to maintain a buffer zone for uniform appearance of this area. Further to this, the lot sizes present a serious problem for many of our residents, especially when a deck or fence is desired, but no backyard remains when deducting this 50' buffer strip.

We request that the City reduce the buffer zone on these "interior perimeter" lots to the 30' utility easement, which would allow our residents a fuller use of their property. Of course, on the properties that abut 169th and Hazel Dell Road, we assume the perimeter buffer will remain and have no issues with this.

I hope we can expeditiously move this matter through the planning, zoning or other relevant commissions and present it to the City council as soon as possible as the spring is the time many residents wish to perform these improvements.

I remain available for any assistance required on behalf of the homeowners, and look forward to a continued dialogue to work through these issues. Please keep me informed of progress.

Best regards,

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