

## BERNE ZONING BOARD OF APPEALS

Notice is hereby given that the Berne Board of Zoning Appeals will hold **one (1) public hearing on Monday, February 22, 2021 starting at 6:00 pm** at the **South Adams Senior Center, 825 Hendricks Street, Berne IN.** Masks and Social Distancing will be required by all in attendance.

At that time, the Board will hear Variance Request; BZA 2021 -3 Filed by: Orchard Heights LLC, 6908 S Hwy 27, Berne, IN. 46711. Shawn Fear (Fear Powersports) Orchard Heights LLC is requesting a variance to install three (3) wall signs on their business where the zoning ordinance allows for two (2) wall signs on an Agricultural / Auto / Equipment parcel. The land is zoned c-2 Rural Business.

**Legal Description:** **County Parcel Number: 01-11-05-400-011.000-017**  
**County:** Adams; **Township** Wabash Township Commencing at a point on the east line of Section Five (5), Township Twenty-five (25) North, Range Fourteen (14) East, said point of beginning being 591.8 feet south of the northeast corner of the south half of the southeast quarter of said section; thence west parallel with the south line of said section 220 feet; thence south parallel with the east line of said section 140 feet to a steel post on the south bank of an open ditch; thence continuing south 280 feet parallel with the east line of said section; thence east parallel with the south line of said section 220 feet to a point on the east line of said section which point is 318 feet north of the southeast corner of said section; thence north along the section line 420 feet to the place of beginning, containing 2.12 acres, more or less. And subject to all legal easements.

Berne Plan Commission  
Shannon Smitley, Director