

# BOARD OF ZONING APPEALS

## AGENDA



SEPTEMBER 12, 2016  
7:00 PM

Town Council Meeting Room  
Town Hall  
61 North Green Street  
Brownsburg, Indiana 46112

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- A. CALL TO ORDER & DETERMINATION OF QUORUM
- B. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE
- C. CONSIDERATION OF PREVIOUS MEETING(S) MINUTES
  - 1. August 8, 2016- Regular Meeting
- D. APPROVAL OF FINDINGS OF FACT
  - 1. **BZDV-07-16-1423**      **TMC TRANSPORTATION LIGHT POLE HEIGHT**      **1214 E. NORTHFIELD DR.**
- E. RECOMMENDED CONTINUANCES
  - 1. NONE
- F. OLD BUSINESS
  - 1. NONE
- G. NEW BUSINESS
  - 1. **BZUV-08-16-1430**      **2608 N. RACEWAY RD. – DWELLING, SINGLE FAMILY DETACHED**  
A request for a Use variance from Article 2, § 2.39 of the Unified Development Ordinance to permit the use “Dwelling, Single Family Detached” within the High Intensity Industrial (I2).  
Parcel No(s): 32-08-29-200-006.000-016  
Represented By: Eric Houglan  
**ADVERTISED PUBLIC HEARING**
  - 2. **BZUV-08-16-1431**      **2550 N. RACEWAY RD. – DWELLING, SINGLE FAMILY DETACHED**  
A request for a Use variance from Article 2, § 2.39 of the Unified Development Ordinance to permit the use “Dwelling, Single Family Detached” within the High Intensity Industrial (I2).  
Parcel No(s): 32-08-29-200-012.000-016  
Represented By: Eric Houglan  
**ADVERTISED PUBLIC HEARING**
  - 3. **BZUV-08-16-1432**      **2600 N. RACEWAY RD. – DWELLING, SINGLE FAMILY DETACHED**  
A request for a Use variance from Article 2, § 2.39 of the Unified Development Ordinance to permit the use “Dwelling, Single Family Detached” within the High Intensity Industrial (I2).  
Parcel No(s): 32-08-29-200-011.000-016  
Represented By: Eric Houglan  
**ADVERTISED PUBLIC HEARING**

4. **BZDV-08-16-1433 11 E. NORTHFIELD DR. – FRONT FAÇADE MAXIMUM SIGN AREA**

A request for a Development Standards Variance from Article 5, § 5.76 (B)(1) of the Unified Development Ordinance, as it relates to “Single-Tenant Building Wall Signs,” to exceed the maximum sign area on the front façade of a building within the Highway Commercial (HC) District.

Parcel No(s): 32-07-02-420-002.000-016

**ADVERTISED PUBLIC HEARING**

Represented by: Stephen Denhart, Hendricks County Bank and Trust Company

5. **BZDV-08-16-1434 11 E. NORTHFIELD DR. – SIDE FAÇADE MAXIMUM SIGN AREA**

A request for a Development Standards Variance from Article 5, § 5.76 (B)(1) of the Unified Development Ordinance, as it relates to “Single-Tenant Building Wall Signs,” to exceed the maximum sign area on the side façade of a building within the Highway Commercial (HC) District.

Parcel No(s): 32-07-02-420-002.000-016

**ADVERTISED PUBLIC HEARING**

Represented by: Stephen Denhart, Hendricks County Bank and Trust Company

6. **BZSE-08-16-1436 554 PIT RD. – WELLNESS FACILITY**

A request for a Special Exception Use approval from Article 2, § 2.37 to permit a “Wellness Facility” use within the Low Intensity Industrial (I1) District.

Parcels: 32-07-12-228-001.000-016

**ADVERTISED PUBLIC HEARING**

Represented by: Jon Pitman, The Well Community

7. **BZUV-08-16-1437 554 PIT RD. – PLACE OF WORSHIP**

A request for a Use Variance approval from Article 2, § 2.37 to permit the use “Place of Worship” within the Low Intensity Industrial (I1) District.

Parcels: 32-07-12-228-001.000-016

**ADVERTISED PUBLIC HEARING**

Represented by: Jon Pitman, The Well Community

8. **BZDV-08-16-1438 560 E. NORTHFIELD DR. – ACCESSORY STRUCTURE SIDE YARD SETBACK**

A request for a Development Standards Variance from Article 2, § 2.30 of the Unified Development Ordinance to exceed the minimum side yard setback, within the Moderate Intensity General Commercial (C1) District.

Parcel No(s): 32-07-01-355-003.000-016

**ADVERTISED PUBLIC HEARING**

Represented by: Garth Hughes, Civil Engineering Consultants

H. REPORTS FROM OFFICERS, COMMITTEES, AND STAFF

1. Withdrawn Cases:

a. BZUV-06-16-1416 Brownsburg Town Center- Dwelling, Multiple-Family (17+ Units)

b. BZDV-07-16-1426 Brownsburg Town Center Vision Clearance

I. COMMUNICATIONS & BILLS

1. NONE

J. ADJOURNMENT

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The Town of Brownsburg acknowledges its responsibility to comply with the Americans with Disabilities Act of 1990. In order to assist individuals with disabilities who require special services (i.e. sign interpretive services, alternative audio/visual devices, and amanuenses) for participation in or access to Town sponsored public programs, services, and/or meetings, the Town requests that individuals makes requests for these services two business days ahead of the scheduled program, service, and/or meeting. To make arrangements, contact us at 317-852-1128.