

BOARD OF ZONING APPEALS

REVISED AGENDA



BROWNSBURG BOARD OF ZONING APPEALS MEETINGS ARE LIVE-STREAMED AND ARCHIVED.

FEBRUARY 14, 2022

6:00 PM

TOWN COUNCIL MEETING ROOM

TOWN HALL

61 NORTH GREEN STREET

BROWNSBURG, INDIANA 46112

- A. CALL TO ORDER & DETERMINATION OF QUORUM
- B. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE
- C. ANNUAL TRAINING
- D. ELECTION OF OFFICERS
 - 1. 2022 PRESIDENT – (PRESIDED BY THE 2021 PRESIDENT)
 - 2. 2022 VICE-PRESIDENT – (PRESIDED BY THE 2022 PRESIDENT)
 - 3. 2022 RECORDING SECRETARY
- E. CONSIDERATION OF PREVIOUS MEETING(S) MINUTES
 - 1. [JANUARY 10, 2022- REGULAR MEETING](#)
- F. APPROVAL OF FINDINGS OF FACT
 - 1. [BZDV-12-21-1984 ORTHOINDY BUFFER YARDS](#)
- G. HEARING OF REQUESTS FOR CONTINUANCES
 - 1. NONE
- H. CONTINUED PUBLIC HEARINGS
 - 1. [BZDV-11-21-1973 NORTHFIELD GREENS MAXIMUM PRIMARY STRUCTURE HEIGHT](#)
[A REQUEST FOR A DEVELOPMENT STANDARDS VARIANCE FROM ARTICLE 5, § 5.31 "HEIGHT STANDARDS," AS IT APPLIES TO ART. 2 § 2.18, TO EXCEED THE MAXIMUM STRUCTURE HEIGHT PERMITTED WITHIN THE MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL \(M2\) DISTRICT.](#)
[PARCEL No\(s\): 32-07-02-415-002.000-016](#)
[REPRESENTED BY: MIKE SELLS, WONDERWALL PLANNING SERVICES](#)
[ADVERTISED PUBLIC HEARING](#)
 - 2. [BZDV-12-21-1977 NORTHFIELD GREENS BUFFER YARDS](#)
[A REQUEST FOR A DEVELOPMENT STANDARDS VARIANCE FROM ARTICLE 5, § 5.40\(C\)\(1\) "LANDSCAPING STANDARDS," AS IT APPLIES TO ART. 2 § 2.18, TO REDUCE/ELIMINATE THE REQUIRED BUFFERS FOR INCOMPATIBLE DISTRICTS WITHIN THE MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL \(M2\) DISTRICT.](#)
[PARCEL No\(s\): 32-07-02-415-002.000-016](#)
[REPRESENTED BY: MIKE SELLS, WONDERWALL PLANNING SERVICES](#)
[ADVERTISED PUBLIC HEARING](#)
- I. OLD BUSINESS
 - 1. NONE
- J. NEW BUSINESS

1. **BZSE-01-22-1993 303 S. SCHOOL STREET “DWELLING, DUPLEX”**

A REQUEST FOR A SPECIAL EXCEPTION USE APPROVAL FROM ART. 5 § 5.81 SE-01 SPECIAL EXCEPTION STANDARDS AS IT APPLIES TO ART. 2 § 2.13 TO PERMIT A “DWELLING, DUPLEX” USE WITHIN THE TRADITIONAL RESIDENTIAL (TR) DISTRICT.

PARCEL No(s): 32-07-11-395-001.000-016

REPRESENTED BY: FRED ARKANOFF, BROWNSBURG MONOPOLY LLC

ADVERTISED PUBLIC HEARING

2. **BZDV-01-22-1995 TALON WOODS ARCHITECTURAL STANDARDS**

A REQUEST FOR A DEVELOPMENT STANDARDS VARIANCE FROM ARTICLE 5, § 5.17 “ARCHITECTURAL STANDARDS,” AS IT APPLIES TO ART. 2 § 2.18, TO REDUCE THE MINIMUM BUILDING MATERIALS PERCENTAGE REQUIRED WITHIN THE MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL (M2) DISTRICT.

PARCEL No(s): 32-07-24-200-005.000-016 AND 32-07-24-200-013.000-016

REPRESENTED BY: DEREK HAYS, OLTHOF HOMES

ADVERTISED PUBLIC HEARING

3. **BZDV-01-22-1996 TALON WOODS FRONT YARD SETBACK**

A REQUEST FOR A DEVELOPMENT STANDARDS VARIANCE FROM ARTICLE 5, § 5.63 “SETBACK STANDARDS,” AS IT APPLIES TO ART. 2 § 2.18, TO ENCROACH UPON THE MINIMUM FRONT YARD SETBACK REQUIRED WITHIN THE MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL (M2) DISTRICT.

PARCEL No(s): 32-07-24-200-005.000-016 AND 32-07-24-200-013.000-016

REPRESENTED BY: DEREK HAYS, OLTHOF HOMES

ADVERTISED PUBLIC HEARING

4. **BZDV-01-22-1997 TALON WOODS MAXIMUM LOT COVERAGE**

A REQUEST FOR A DEVELOPMENT STANDARDS VARIANCE FROM ARTICLE 5, § 5.21 “DENSITY STANDARDS,” AS IT APPLIES TO ART. 2 § 2.18, TO EXCEED THE MAXIMUM LOT COVERAGE PERMITTED WITHIN THE MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL (M2) DISTRICT.

PARCEL No(s): 32-07-24-200-005.000-016 AND 32-07-24-200-013.000-016

REPRESENTED BY: DEREK HAYS, OLTHOF HOMES

ADVERTISED PUBLIC HEARING

K. COMMUNICATION & REPORTS

1 REPORT FROM DIRECTOR OF DEVELOPMENT SERVICES

L. CITIZENS COMMENTS RELATING TO AGENDA

M. ADJOURNMENT

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 the Department of Development Services at 317.852.1128.