

# BOARD OF ZONING APPEALS AGENDA



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

**MARCH 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. [FEBRUARY 14, 2022- REGULAR MEETING](#)
- F. APPROVAL OF FINDINGS OF FACT
  - 1. [BZSE-01-22-1993 303 S. SCHOOL STREET “DWELLING, DUPLEX”](#)
- 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

**3. 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**

**4. 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**

**5. 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**

**I. OLD BUSINESS**

1. NONE

**J. NEW BUSINESS**

1. NONE

**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.