

# BOARD OF ZONING APPEALS AGENDA



Brownsburg Board of Zoning Appeals Meetings are live-streamed and archived.

**MAY 8, 2023**

**6:00 PM**

## **TOWN COUNCIL MEETING ROOM 61 NORTH GREEN STREET, BROWNSBURG, INDIANA 46112**

- A. CALL TO ORDER & DETERMINATION OF QUORUM
- B. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE
- C. CONSIDERATION OF PREVIOUS MEETING(S) MINUTES
  - 1. April 10, 2023 Regular Meeting Minutes

Documents:

[C.1 BZA MINUTES\\_04-10-23.PDF](#)

- D. APPROVAL OF FINDINGS OF FACT
  - 1. Findings Of Fact And Reports Of Determination

Documents:

[D.1 FOF\\_BZUV-23-2 204 E MAIN ST.PDF](#)

- E. HEARING OF REQUESTS FOR CONTINUANCES
- F. CONTINUED PUBLIC HEARINGS
- G. OLD BUSINESS
- H. NEW BUSINESS

- 1. BZDV-23-6 428 E Main Street Development Standards Variance
  - A request for a Development Standards Variance from Article 2, § 2.30 "Moderate Intensity General Commercial (C1) District – Development Standards," to reduce the front yard setback for accessory structures.

Parcel No(s): 32-07-11-145-022.000-016

Represented by: Kevin Forrest

### **Advertised Public Hearing**

Documents:

[H.1.A SYNOPSIS\\_BZDV-23-6\\_428 E MAIN STREET PRIMARY AND ACCESSORY STRUCTURE FRONT SETBACK VARIANCE.PDF](#)  
[H.1.B BZDV-23-6 APPLICANT RESPONSES TO CRITERIA.PDF](#)  
[H.1.C 23103\\_2 SITE EXHIBIT.PDF](#)

- 2. BZDV-23-8 1570 E US Hwy 136 Development Standards Variance
  - A request for a Development Standards Variance from Article 2, § 2.32 "Moderate Intensity General Commercial (C2) District – Development Standards," to reduce the front yard setback for primary and

accessory structures.

Parcel No(s): 32-07-13-200-040.000-016

Represented by: Andrew Wert, CCHA Law

### **Advertised Public Hearing**

Documents:

[H.2.A SYNOPSIS\\_BZDV-23-8\\_KIDCITY FRONT YARD SETBACK VARIANCE.PDF](#)  
[H.2.B KIDCITY\\_APPLICANT CRITERIA ANSWERS.PDF](#)  
[H.2.C NARRATIVE\\_STATEMENT\\_-\\_KID\\_CITY\\_VARIANCE\\_MON\\_APR\\_10\\_2023\\_11-05-07.PDF](#)  
[H.2.D AREA\\_MAPS\\_-\\_KID\\_CITY\\_VARIANCE\\_MON\\_APR\\_10\\_2023\\_09-00-24.PDF](#)  
[H.2.E PRELIMINARY\\_DEVELOPMENT\\_PLAN\\_-\\_KID\\_CITY\\_VARIANCE\\_MON\\_APR\\_10\\_2023\\_09-00-48.PDF](#)  
[H.2.F BROWNSBURGKIDCITYDAYCARE-PRIMARYPLAT-FULLSET\\_MON\\_APR\\_3\\_2023\\_17-43-20.PDF](#)  
[H.2.G BUILDING\\_ELEVATIONS\\_-\\_KID\\_CITY\\_VARIANCE\\_MON\\_APR\\_10\\_2023\\_09-00-02.PDF](#)  
[H.2.H BUILDING\\_PERSPECTIVE\\_-\\_KID\\_CITY\\_VARIANCE\\_MON\\_APR\\_10\\_2023\\_09-00-36.PDF](#)

3. BZDV-23-9 1000 S Odell St Development Standards Variance

A request for a Development Standards Variance from Article 2, § 2.24 "Institutional (IS) District – Development Standards," to reduce the front yard setback to 25'.

Parcel No(s): 32-07-14-200-003.000-016, 32-07-14-200-015.000-016, 32-07-14-200-010.000-016, 32-07-14-200-050.000-016 and generally the parcels comprising the school property at 1000 S Odell Street

Represented by: Cameron Hull, Context Designs

John Voigt, Brownsburg Community School Corporation

### **Advertised Public Hearing**

Documents:

[H.3.A SYNOPSIS\\_BZDV-23-9\\_BCSC FRONT YARD SETBACK VARIANCE.PDF](#)  
[H.3.B BZDV-23-9 1000 S ODELL BCSC SETBACK VARIANCE APPLICANT RESPONSES.PDF](#)  
[H.3.C. BROWNSBURG\\_HIGH\\_SCHOOL\\_SENIOR\\_ACADEMY\\_LANDSCAPE\\_PLANS\\_MON\\_APR\\_24\\_2023\\_17-47-00.PDF](#)

4. BZDV-23-10 1000 S Odell Street Lot Coverage Development Standards Variance.

A request for a Development Standards Variance from Article 2, § 2.24 "Institutional (IS) District – Development Standards," to increase the lot coverage to 75%.

Parcel No(s): 32-07-14-200-003.000-016, 32-07-14-200-015.000-016, 32-07-14-200-010.000-016, 32-07-14-200-050.000-016 and generally the parcels comprising the school property at 1000 S Odell Street

Represented by: Cameron Hull, Context Designs

John Voigt, Brownsburg Community School Corporation

### **Advertised Public Hearing**

Documents:

[H.4.A SYNOPSIS\\_BZDV-23-10\\_BCSC LOT COVERAGE VARIANCE.PDF](#)  
[H.4.B BZDV-23-10 1000 S ODELL LOT COVERAGE VARIANCE APPLICANT RESPONSES.PDF](#)

I. COMMUNICATIONS & REPORTS

J. MISCELLANEOUS BUSINESS

K. CITIZENS COMMENTS RELATING TO AGENDA

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 make 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.