

BOARD OF ZONING APPEALS AGENDA

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



October 26, 2022

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. September 12 Regular Meeting Minutes

Documents:

[C. BZA MINUTES_09-12-2022.PDF](#)

- D. APPROVAL OF FINDINGS OF FACT

- 1. Findings Of Fact - BZSE-22-4 Kid City Day Care

Documents:

[D.1 FOF_BZSE-22-4_KID CITY DAYCARE.PDF](#)

- 2. Findings Of Fact - BZDV-22-8 NEC Ronald Reagan Pkwy & Connector Rd Gas Station Canopy Height

Documents:

[D.2 FOF_BZDV-22-8_NEC RONALD REAGAN AND CONNECTOR GAS STATION HT.PDF](#)

- E. HEARING OF REQUESTS FOR CONTINUANCES

- F. CONTINUED PUBLIC HEARINGS

- G. OLD BUSINESS

- H. NEW BUSINESS

- 1. BZDV-22-9 Ronald Reagan Logistics Park PH 1 & 2 - Temporary Sign Size
A request for a Development Standards Variance from Article 5, § 5.75(C) and 5.78 (C) "Temporary Signs," to exceed the maximum size for temporary signs in the C2 and I2 Districts.

Parcel No(s): 32-08-07-300-001.000-016, 32-08-18-212-002.000-016, 32-08-210-002.000-016

Represented by: Laura Oakley, CBRE

ADVERTISED PUBLIC HEARING

Documents:

[H.1.A SYNOPSIS_BZDV-22-9 RONALD REAGAN LOGISTICS PARK TEMPORARY SIGN SIZE.PDF](#)
[H.1.B SIGNAGE_VARIANCE_REQUEST-_REVISED_6.16.2022_FRI_SEP_16_2022_15-24-56.PDF](#)
[H.1.C SIGN_SW_RONALDREAGAN-10X12_FRI_SEP_16_2022_16-34-52.PDF](#)
[H.1.D SIGN_EASTSIDE_RONALDREAGAN-10X12_OPTIONS_FRI_SEP_16_2022.PDF](#)
[H.1.E SIGN_NW-SIDE_RONALDREAGAN-10X12_FRI_SEP_16_2022_16-34-41.PDF](#)

2. BZDV-22-10 600 W Northfield Drive Side Yard Setback
A request for a Development Standards Variance from Article 2, § 2.32 "District Development Standards," to reduce the minimum side yard setback for primary structures from 25' to 0'.

Parcel No(s): 32-07-03-227-013.000-026 & 32-07-03-227-015.000-026

Represented by: Gina Boeskool/David Marks, V3 Companies

ADVERTISED PUBLIC HEARING

Documents:

[H.2.A SYNOPSIS_BZDV-22-10 BROWNSBURG STATION 600 W NORTHFIELD DRIVE SIDE YARD SETBACK.PDF](#)
[H.2.B VARIANCE_REQUEST_COVER_LETTER_THU_SEP_22_2022_14-32-15.PDF](#)
[H.2.C PROPOSED REPLAT_THU_SEP_8_2022_16-59-17.PDF](#)

3. BZDV-22-11 NW Corner N Green Street And CR 700 N (7Brew) Roof Pitch Variance
A request for a Development Standards Variance from Article 5, § 5.15(B)(3) "Roof Pitch," to allow a roof design with a pitch less than 5:12.

Parcel No(s): 32-02-34-400-012.000-001, 32-02-34-485-011.000-001, 32-02-34-400-015.000-001

Represented By: Mike Goins, TMG Construction Management

ADVERTISED PUBLIC HEARING

Documents:

H.3.A SYNOPSIS_BZDV-22-11_7BREW ROOF.PDF
H.3.B APPLICANTS ANSWERS TO VARIANCE CRITERIA.PDF
H.3.C FLOOD_PLAIN_LINE_FRI_SEP_9_2022_12-43-56.PDF
H.3.D ELEVATIONS_AND_PHOTOS_FRI_SEP_9_2022_12-25-34.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.