

**BZDV-23-19 | MAIN STREET STORAGE  
DEVELOPMENT STANDARDS VARIANCE  
Allow more than one primary structure on a lot.**

**FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER**

In compliance with the appropriate provisions of the Brownsburg Unified Development Ordinance, the Board of Zoning Appeals (the “Board”) held a public hearing pursuant to notice at 6:00 p.m. on November 13, 2023, to hear Docket No. BZDV-23-19, an application for a Development Standard Variance from Article 2, § 2.30 to allow more than one primary structure on a lot.

The Applicant representative Russel Brown, Clark Quinn Law presented testimony and evidence in support of the application.

**FINDINGS OF FACT**

The Board, having this matter presented at a public hearing on November 13, 2023, having considered the arguments of the Applicant, and being duly advised in the premises, now finds and makes the following Findings of Fact:

- (1) That the location of the real estate subject to the application is in Brownsburg, Indiana, and is further identified as part of Indiana Parcel Number 32-07-11-415-014.000-016 (the “Property”).
- (2) That the Property to which the application is addressed is within the Town of Brownsburg, Hendricks County, Indiana, and is subject to the terms and provisions of the Town of Brownsburg Unified Development Ordinance.
- (3) That Main Street Self Storage Inc is the current owner of the Property subject to the application.
- (4) The Property to which the application is addressed is classified as Moderate Intensity General Commercial (C1) District pursuant to the Official Zoning Map of the Town of Brownsburg and the Brownsburg Unified Development Ordinance.
- (5) The applicant requests a Development Standards Variance from Article 2, § 2.30 to allow more than one primary structure on a lot.
- (6) These Findings of Fact are based, in whole or in part, on the Applicant’s Development Standards Variance Application and Detailed Statement of Reasons submitted October 16, 2023 and the same is hereby incorporated herein, by reference.

- (7) Staff prepared a Project Synopsis on November 6, 2023, and the same is hereby incorporated herein, by reference.

### **CONCLUSIONS OF LAW**

Based upon the above Findings of Fact and pursuant to Indiana Code the Board does now conclude:

- (1) The approval of the Development Standards variance will not be injurious to the public health, safety, morals and general welfare of the community. The applicant noted that the three proposed buildings will provide additional needed self-storage space within the community on a parcel which is difficult to develop for any other purpose. The use will be appropriately secured and landscaped from surrounding uses and adds to a successful location already in use. The ability to allow for three primary structures has no impact on the health, safety, morals and general welfare because of the location of the property and the adjacency to other existing self-storage uses also present in more than one primary structure.
- (2) The use and value of the area adjacent to the property included in the Development Standards Variance will not be affected in a substantially adverse manner. The applicant noted that the presence of multiple primary structures on the property will not be readily apparent to surrounding properties based on the existing improvements on those properties and the layout as proposed by the applicant. The proposed development still complies with other development standards regarding setbacks and buffering. The location is adjacent to railway right of way and adjacent to an existing self-storage facility and can only be accessed through the existing facility. The majority of adjacent property owners will have no ability to see more than one primary structure on the property.
- (3) The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. The applicant noted that the parcel size, location and layout are not attractive for uses other than self-storage. The use was previously approved by a grant of special exception by the BZA with multiple buildings contemplated and replatted with the adjacent self-storage buildings. This grant will allow for Page 4 of 5 expansion (which would be prohibited based on the replatting) and will add a needed service to the residents.

**ORDER**

Based upon the foregoing Findings of Fact and Conclusions of Law, the Board does now **APPROVE** the Development Standards Variance, requested by Russel Brown, Clark Quinn Law known as Docket No. BZDV-23-19 located on parcel(s) 32-07-11-415-014.000-016 within Brownsburg, Indiana.

By: \_\_\_\_\_  
Marlon Webb, President

Attest: \_\_\_\_\_  
Jenna Wertman- AICP, Administrator