

# BOARD OF ZONING APPEALS AGENDA

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



**September 12, 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. August 8, 2022 Regular Meeting Minutes

Documents:

[C.1 BZA MINUTES\\_08-08-2022.PDF](#)

- D. APPROVAL OF FINDINGS OF FACT

- 1. Findings Of Fact - BZDV-22-6 Main Street Storage Expansion Minimum Lot Frontage  
Findings of Fact and Conclusions of Law.

Documents:

[D.1 FOF\\_BZDV-22-6\\_MAIN STREET SELF-STORAGE EXPANSION MIN. LOT  
FRONTAGE.PDF](#)

- 2. Findings Of Fact - BZDV-22-7 1250 E Northfield Dr. Non-Residential Access Standards  
Findings of Fact and Conclusions of Law.

Documents:

[D.2 FOF\\_BZDV-22-7\\_1250 E NORTHFIELD DR. NON-RESIDENTIAL ACCESS  
STANDARDS.PDF](#)

- E. HEARING OF REQUESTS FOR CONTINUANCES

- F. CONTINUED PUBLIC HEARINGS

- G. OLD BUSINESS

- H. NEW BUSINESS

- 1. BZSE-22-4 1570 E US Hwy 136 Day Care

A request for a Special Exception Use approval to permit a "Day Care" use within the  
High Intensity General Commercial (C2) District.

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

Represented by: Andrew Wert, CCHA Law

Documents:

[H.1.A SYNOPSIS\\_BZSE 22-4 KID CITY DAYCARE SPECIAL EXCEPTION.PDF](#)

[---H.1.B BZSE-22-4 DETAILED STATEMENT OF REASONS.PDF](#)

[---H.1.C BZSE-22-4 LETTER\\_REGARDING\\_PARKING\\_-\\_KID\\_CITY\\_.PDF](#)

[---H.1.D BZSE-22-4 SITE\\_PLAN\\_-\\_KID\\_CITY.PDF](#)

[---H.1.E BZSE-22-4 BUILDING\\_ELEVATIONS\\_-\\_KID\\_CITY.PDF](#)

[---H.1.F BZSE-22-4 KID\\_CITY\\_3D\\_RENDERING.PDF](#)

2. BZDV-22-4 Northeast Corner, Ronald Reagan Pkwy & Connector Rd Canopy Height  
A request for a Development Standards Variance from Article 5, § 5.20(D)(1) "Canopy and Portico Standards," to exceed the maximum permitted canopy height.

Parcel No(s): 32-08-18-210-003.000-016

Represented By: Mike Timko, Kimley-Horn

Documents:

[H.2.A SYNOPSIS\\_BZDV-22-8\\_RRLP COMMERCIAL GAS CANOPY HEIGHT.PDF](#)

[---H.2.B BZDV-22-8 DETAILED STATEMENT OF REASONS.PDF](#)

[---H.2.C BZDV-22-8 ADDITIONAL HEIGHT JUSTIFICATION LETTER.PDF](#)

[---H.2.D BZDV-22-8 SITE PLAN.PDF](#)

[---H.2.E BZDV-22-8 CANOPY HEIGHT EXHIBIT.PDF](#)

[---H.2.F BZDV-22-8 CANOPY HEIGHT EXHIBIT 2.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.