

# BOARD OF ZONING APPEALS AGENDA

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



**March 13, 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. February 13 Regular Meeting Minutes

Documents:

[C.1 BZA MINUTES\\_02-13-23.PDF](#)

- D. APPROVAL OF FINDINGS OF FACT
- E. HEARING OF REQUESTS FOR CONTINUANCES
- F. CONTINUED PUBLIC HEARINGS
- G. OLD BUSINESS

- 1. BZDV-23-1 Community Rehab Hospital Institutional Wall Sign Size

A request for a Development Standards Variance from Article 5, § 5.71 "Institutional Signs – Wall Signs," to exceed the maximum size for wall signs in the IS – Institutional District.

Parcel No(s): 32-07-01-401-001.000-016

Represented by: Karen Nicholl, Bennu Signs

Documents:

[G.1.A SYNOPSIS\\_BZDV-23-1\\_COMMUNITY HOSPITAL SIGN SIZE.PDF](#)  
[G.1.B COMMUNITY\\_REHAB\\_WEST\\_-\\_GROUND\\_SIGNAGE-R15\\_FRI\\_MAR\\_3\\_2023.PDF](#)  
[G.1.C COMMUNITY\\_REHAB\\_WEST\\_-\\_SIGNAGE-R15-COMBINED\\_FRI\\_MAR\\_3\\_2023.PDF](#)  
[G.1.D PROPOSED\\_SIGN\\_LOGIC\\_FRI\\_MAR\\_3\\_2023\\_13-34-47.PDF](#)  
[G.1.E MONUMENT\\_-\\_VAN\\_PERSPECTIVE\\_IMAGE\\_2\\_FRI\\_MAR\\_3\\_2023\\_13-35-39.JPG](#)

## H. NEW BUSINESS

### 1. BZUV-23-1 10731 E 300 N Use Variance

A request for a Use Variance from Article 2, § 2.39 "High Intensity Industrial (I2) District – Permitted Uses," to allow Retail Type 5 uses for tractor trailer sales.

Parcel No(s): 32-08-29-200-018.000-016

Represented by: Ben Comer, Comer Law Office

#### **Advertised Public Hearing**

Documents:

[H.1.A SYNOPSIS\\_BZUV-23-1.PDF](#)  
[H.1.B DETAILED\\_STATEMENT\\_OF\\_REASONS\\_-  
\\_USE\\_VAR\\_REVISIED\\_FRI\\_FEB\\_17\\_2023\\_09-36-52.PDF](#)  
[H.1.C C101\\_SITE PLAN.PDF](#)  
[H.1.D BEACON\\_MAP.PDF](#)

### 2. BZDV-23-2 10731 E 300 N Parking Lot Materials Variance

A request for a Development Standards Variance from Article 5, § 5.56 (E.1) "General Parking Standards – Materials," to allow a gravel parking lot.

Parcel No(s): 32-08-29-200-018.000-016

Represented by: Ben Comer, Comer Law Office

#### **Advertised Public Hearing**

Documents:

[H.2.A SYNOPSIS\\_BZDV-23-2.PDF](#)  
[H.2.B DETAILED\\_STATEMENT\\_OF\\_REASONS\\_FRI\\_FEB\\_10\\_2023\\_11-15-  
30.PDF](#)  
[H.2.C C101\\_SITE PLAN.PDF](#)  
[H.2.D BEACON\\_MAP.PDF](#)

### 3. BZDV-23-3 Chipotle At Brownsburg Square Accessory Structure Setback Variance

A request for a Development Standards Variance from Article 2, § 2.32 "High Intensity General Commercial (C2) District Development Standards," to allow an accessory structure setback of 14 feet to the parking spaces where 20 is required.

Parcel No(s): 32-07-02-421-001.000-016

Represented by: Joe Calderon, Barnes & Thornburg

#### **Advertised Public Hearing**

Documents:

[H.3.A SYNOPSIS\\_BZDV-23-3\\_CHIPOTLE SIDE YARD SETBACK FOR  
ACCESSORY STRUCTURES.PDF](#)  
[H.3.B BZDV-23-3\\_EXPORT\\_APPLICANT CRITERIA ANSWERS.PDF](#)  
[H.3.C C200\\_SITE PLAN.PDF](#)  
[H.3.D BZDV-23-3.PDF](#)

4. BZDV-23-4 Chipotle At Brownsburg Square Lot Frontage Variance

A request for a Development Standards Variance from Article 5, § 5.48 "Lot Standards – Frontage," to allow a parcel to be created without street frontage.

Parcel No(s): 32-07-02-421-001.000-016

Represented by: Joe Calderon, Barnes & Thornburg

**Advertised Public Hearing**

Documents:

[H.4.A SYNOPSIS\\_BZDV-23-4\\_CHIPOTLE STREET FRONTAGE VARIANCE.PDF](#)

[H.4.B BZDV-23-4\\_EXPORT\\_APPLICANT CRITERIA ANSWERS.PDF](#)

[H.4.C C200\\_SITE PLAN.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.