BOARD OF ZONING APPEALS AGENDA

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

August 14, 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. June Meeting Minutes

Documents:

C. BZA MINUTES_06-12-23.PDF

D. APPROVAL OF FINDINGS OF FACT

1. Findings Of Fact And Reports Of Determination

Documents:

D.1 FOF_BZDV-23-11 61 LINCOLN AVE SECOND ACCESSORY STRUCTURE.PDF
D.2 FOF_BZDV-23-12 4857 RONALD REAGAN PWKY SIGN VARIANCE.PDF

E. HEARING OF REQUESTS FOR CONTINUANCES

F. CONTINUED PUBLIC HEARINGS

G. OLD BUSINESS

H. NEW BUSINESS

1. BZSE-23-1 NE Corner Of 56th Street And N 900 E Retail Type 5 Special Exception
A request for Special Exception approval to allow Retail Type 5 in the C2 Zone to accommodate a grocery and general merchandise store.

Parcel No(s): 32-08-06-310-003.000-016

Represented by: Abby Jacobs

Advertised Public Hearing

Documents:

H.1A SYNOPSIS_BZSE 23-1 MEIJER SPECIAL EXCEPTION TYPE 5 RETAIL.PDF
H.1B SITE GENERATED DETAILED STATEMENT OF REASONS.PDF
H.1C C-200_SITE_LAYOUT_-_PAVEMENT_PLAN_MON_JUL_17_2023_16-18-45.PDF

2. BZDV-23-13 60 E Garner Rd Lot Coverage And Parking 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 increase in lot coverage to 78.2% and a reduction in accessory structure setbacks for the parking lot to be reduced to 12 feet (front) and 16.4 feet (side).

Parcel No(s): 32-02-35-300-004.000-026

Represented by: Michael Pannell

Advertised Public Hearing

Documents:

H.2A SYNOPSIS_BZDV-23-13_WAWA LOT COVERAGE AND ACCESSORY STRUCTURE SETBACK.PDF
H.2B DETAILED STATEMENT OF REASONS - LOT COVERAGE.PDF
H.2C DETAILED STATEMENT OF REASONS - PARKING LOT ACCESSORY SETBACK VARIANCE.PDF
H.2D WAWA ARCHITECTURAL_DETAILS_MON_JUL_10_2023.PDF
H.2D WAWA DEVELOPMENT PLAN.PDF

3. BZDV-23-14 60 E Garner Rd Parking Lot Landscaping Buffer Width Variance

A request for a Development Standards Variance from Article 5, § 5.39 "Landscaping – Parking Lot Perimeter Landscaping" to reduce the required parking lot buffer width to 4.1 feet.

Parcel No(s): 32-02-35-300-004.000-026

Represented by: Michael Pannell

Advertised Public Hearing

Documents:

H.3A SYNOPSIS_BZDV-23-14_WAWA PARKING LOT LANDSCAPING.PDF
H.3B VARIANCE_JUSTIFICATION_LETTER_MON_JUL_10_2023_15-27-41.PDF
H.3C WAWA ARCHITECTURAL_DETAILS_MON_JUL_10_2023.PDF
H.3D WAWA DEVELOPMENT PLAN.PDF

4. BZDV-23-15 60 E Garner Rd Canopy And Accessory Structure Height

A request for a Development Standards Variance from Article 2, 2.32 "High Intensity

General Commercial (C2) Development Standards – Height" and Article 5, § 5.20 "Canopy and Portico Standards," to allow a franchise-specific fueling canopy with a total height of 25.17 feet and a maximum height to the bottom of the canopy fascia that varies, exceeding the 14' maximum height.

Parcel No(s): 32-02-35-300-004.000-026

Represented by: Michael Pannell

Advertised Public Hearing

Documents:

H.4A SYNOPSIS_BZDV-23-15_WAWA FUELING CANOPY.PDF
H.4B DETAILED STATEMENT OF REASONS.PDF
H.4C WAWA ARCHITECTURAL_DETAILS_MON_JUL_10_2023.PDF
H.4D WAWA DEVELOPMENT PLAN.PDF

5. BZDV-23-16 710 E Main Accessory Structure Height Variance
   A request for a Development Standards Variance from Article 2, § 2.32 "High Intensity General Commercial (C2) District Development Standards" to allow a commercial accessory structure with a height of 26' 8.5" where a maximum of 20 feet is allowed.

   Parcel No(s): 32-07-11-492-001.000-016

   Represented by: Eric Weflen

   Advertised Public Hearing

   Documents:

   H.5A SYNOPSIS_BZDV-23-16 710 E MAIN C2 DISTRICT ACCESSORY STRUCTURE HT VARIANCE.PDF
   H.5B SITE GENERATED DETAILED STATEMENT OF REASONS.PDF
   H.5C MOWERY_DRAWINGS_FRI_JUL_21_2023_18-29-12.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 makes requests for these services two business daysahead of the scheduled program, service,and/or meeting. To make arrangements, contact the Department of Development Services at 317-852-1128.