



## BOARD OF ZONING APPEALS AGENDA

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

**DECEMBER 18, 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. November 13 Regular Meeting Minutes

Documents:

[BZA MINUTES\\_11-13-23.PDF](#)

- D. APPROVAL OF FINDINGS OF FACT

- 1. Findings Of Fact And Reports Of Determination

|                               |  |  |
|-------------------------------|--|--|
| 1. <a href="#">BZDV-23-19</a> | <a href="#">MAIN STREET STORAGE</a>                                  | <a href="#">Development Standards</a>          |
| <a href="#">Variance</a>      |  |  |
| 2. <a href="#">BZDV-23-20</a> | <a href="#">MAIN STREET STORAGE</a>                                  | <a href="#">Development Standards</a>          |
| <a href="#">Variance</a>      |  |  |
| 3. <a href="#">BZDV-23-21</a> | <a href="#">MAIN STREET STORAGE</a>                                  | <a href="#">Development Standards</a>          |
| <a href="#">Variance</a>      |  |  |
| 4. <a href="#">BZDV-23-22</a> | <a href="#">NE Corner 56<sup>th</sup> Street and CR 900 - Meijer</a> | <a href="#">Development Standards Variance</a> |
| 5. <a href="#">BZDV-23-23</a> | <a href="#">NE Corner 56<sup>th</sup> Street and CR 900 - Meijer</a> | <a href="#">Development Standards Variance</a> |
| 6. <a href="#">BZDV-23-24</a> | <a href="#">NE Corner 56<sup>th</sup> Street and CR 900 - Meijer</a> | <a href="#">Development Standards Variance</a> |

Documents:

[FOF\\_BZDV-23-19.PDF](#)  
[FOF\\_BZDV-23-20.PDF](#)  
[FOF\\_BZDV-23-21.PDF](#)  
[FOF\\_BZDV-23-22.PDF](#)  
[FOF\\_BZDV-23-23.PDF](#)  
[FOF\\_BZDV-23-24.PDF](#)

- E. HEARING OF REQUESTS FOR CONTINUANCES

- F. CONTINUED PUBLIC HEARINGS

- 1. BZDV-23-18 7430 E 700 N - 7 Brew Signs Development Standards Variance

A request for a Development Standards Variance from Article 5, § 5.72 "Neighborhood Commercial Sign Standards" to allow larger signs on a commercial building in the NC District of 31.6 square feet on the north and south facades and 36.8 square feet on the east facade.

Parcel No(s): 32-02-34-477-001.000-026

Represented by: Crystal Whitehead, Whitehead Signs

***Continued from November meeting***

Documents:

[F.1A SYNOPSIS\\_BZDV-23-18 7BREW SIGNS.PDF](#)  
[F.1B 7 BREW APPLICANT CRITERIA RESPONSES.PDF](#)  
[F.1C SITE\\_PLAN\\_WED\\_SEP\\_20\\_2023\\_16-58-30.PDF](#)  
[F.1D SIGNAGE\\_EXAMPLES\\_WED\\_SEP\\_20\\_2023\\_16-59-00.PDF](#)  
[F.1E FRONT\\_WED\\_SEP\\_20\\_2023\\_16-57-51.PDF](#)  
[F.1F SOUTH FACADE.PDF](#)  
[F.1G SILVER\\_ARROW\\_SPECS.PDF](#)  
[F.1H EXISTING BLDG SIGNAGE LIGHTS.JPG](#)  
[LETTER TO CITY OF BROWNSBURG CONFIRMING SITE WORK.PDF](#)

G. OLD BUSINESS

H. NEW BUSINESS

1. BZDV-23-26 NE Corner 56th And CR 900 - Meijer Development Standards Variance

A request for a Development Standards Variance from Article 5, § 5.38 "Parking Lot Landscaping Standards" to reduce the number of parking islands required per 13 spaces instead of 11 and to reduce the required minimum island width to 8.5 feet instead of 9 feet.

Parcel No(s): 32-08-06-310-003.000-016, 32-08-06-310-002.000-016

Represented by: Abby Jacobs, Woolpert

**Advertised Public Hearing**

Documents:

[SYNOPSIS\\_BZDV-23-26\\_MEIJER PARKING LOT LANDSCAPING STANDARDS.PDF](#)  
[BZDV-23-26\\_DSR.PDF](#)  
[C-200\\_SITE\\_LAYOUT\\_PAVEMENT\\_PLAN\\_WED\\_DEC\\_6\\_2023\\_16-36-29.PDF](#)  
[C-600\\_LANDSCAPE\\_PLAN\\_WED\\_DEC\\_6\\_2023\\_16-19-12.PDF](#)  
[C-601\\_LANDSCAPE\\_DETAILS\\_WED\\_DEC\\_6\\_2023\\_16-19-25.PDF](#)

2. BZDV-23-27 NE Corner 56th St And CR 900 - Meijer Development Standards Variance

A request for a Development Standards Variance from Article 5, § 5.62 "Non-Residential Parking Standards" to remove the requirement to double plantings based on parking spaces provided, increase the light pole height to 33 feet, remove the parking corral material and landscaping requirements and increase the cart corral length.

Parcel No(s): 32-08-06-310-003.000-016, 32-08-06-310-002.000-016

Represented by: Abby Jacobs, Woolpert

**Advertised Public Hearing**

Documents:

[SYNOPSIS\\_BZDV-23-27\\_MEIJER NON-RESIDENTIAL PARKING STANDARDS.PDF](#)  
[BZDV-23-27\\_DSR.PDF](#)  
[C-200\\_SITE\\_LAYOUT\\_PAVEMENT\\_PLAN\\_WED\\_DEC\\_6\\_2023\\_16-36-29.PDF](#)  
[C-600\\_LANDSCAPE\\_PLAN\\_WED\\_DEC\\_6\\_2023\\_16-19-12.PDF](#)  
[C-601\\_LANDSCAPE\\_DETAILS\\_WED\\_DEC\\_6\\_2023\\_16-19-25.PDF](#)  
[C-801\\_SITE\\_PHOTOMETRIC\\_PLAN\\_WED\\_DEC\\_6\\_2023\\_16-37-53.PDF](#)  
[C-802\\_SITE\\_ELECTRICAL\\_DETAILS\\_WED\\_DEC\\_6\\_2023\\_16-38-02.PDF](#)

3. BZDV-23-28 NE Corner 56th St And CR 900 - Meijer Development Standards Variance

A request for a Development Standards Variance from Article 5, § 5.66 "General Sign Standards" to allow larger wayfinding signage and to allow signs to be installed on glass portions of the facade.

Parcel No(s): 32-08-06-310-003.000-016, 32-08-06-310-002.000-016

Represented by: Abby Jacobs, Woolpert

**Advertised Public Hearing**

Documents:

[SYNOPSIS\\_BZDV-23-28\\_MEIJER WAYFINDING AND SIGN STANDARDS.PDF](#)  
[BZDV-23-28\\_DSR.PDF](#)  
[C-500\\_TRAFFIC\\_CONTROL\\_SIGNAGE\\_STRIPING\\_PLAN\\_WED\\_DEC\\_6\\_2023\\_16-38-45.PDF](#)  
[C-501\\_TRAFFIC\\_CONTROL\\_SIGNAGE\\_STRIPING\\_PLAN\\_ENLARGEMENTS\\_AND\\_DETAILS\\_WED\\_DEC\\_6\\_2023\\_16-38-54.PDF](#)  
[C-502\\_EXTERIOR\\_SIGNAGE\\_DETAILS\\_WED\\_DEC\\_6\\_2023\\_16-39-02.PDF](#)

4. BZDV-23-29 NE Corner 56th St And CR 900 - Meijer Development Standards Variance

A request for a Development Standards Variance from Article 5, § 5.75 "High Intensity Commercial Sign Standards" to increase the maximum number of allowed cumulative signs and front façade maximum sign area for the main store building, allow signs that project 5' 8" from the building, and increase the maximum size of a gateway sign.

Parcel No(s): 32-08-06-310-003.000-016, 32-08-06-310-002.000-016

Represented by: Abby Jacobs, Woolpert

**Advertised Public Hearing**

Documents:

[SYNOPSIS\\_BZDV-23-29\\_MEIJER COMMERCIAL SIGN STANDARDS.PDF](#)  
[BZDV-23-29\\_DSR.PDF](#)  
[C-500\\_TRAFFIC\\_CONTROL\\_SIGNAGE\\_STRIPING\\_PLAN\\_WED\\_DEC\\_6\\_2023\\_16-38-45.PDF](#)  
[C-501\\_TRAFFIC\\_CONTROL\\_SIGNAGE\\_STRIPING\\_PLAN\\_ENLARGEMENTS\\_AND\\_DETAILS\\_WED\\_DEC\\_6\\_2023\\_16-38-54.PDF](#)  
[C-502\\_EXTERIOR\\_SIGNAGE\\_DETAILS\\_WED\\_DEC\\_6\\_2023\\_16-39-02.PDF](#)

5. BZDV-23-30 NE Corner 56th St And CR 900 - Meijer Development Standards Variance

A request for a Development Standards Variance from Article 5, § 5.90 "Trash Receptacle Standards" to allow ungated access to a trash compactor with screening on three sides.

Parcel No(s): 32-08-06-310-003.000-016, 32-08-06-310-002.000-016

Represented by: Abby Jacobs, Woolpert

**Advertised Public Hearing**

Documents:

[SYNOPSIS\\_BZDV-23-30\\_MEIJER TRASH RECEPTABLE SCREENING STANDARDS.PDF](#)  
[BZDV-23-30\\_DSR.PDF](#)  
[C-200\\_SITE\\_LAYOUT\\_PAVEMENT\\_PLAN\\_WED\\_DEC\\_6\\_2023\\_16-36-29.PDF](#)  
[C-600\\_LANDSCAPE\\_PLAN\\_WED\\_DEC\\_6\\_2023\\_16-19-12.PDF](#)  
[C-601\\_LANDSCAPE\\_DETAILS\\_WED\\_DEC\\_6\\_2023\\_16-19-25.PDF](#)

I. COMMUNICATIONS & REPORTS

1. Report From Director Of Development Services

1. 2024 Training

1. Potential Dates/Format
2. Specific topic requests

2. Follow-Up From November Meeting on UDO Topics

1. Gas Station Canopy Heights, Regulations, Definitions
2. Signs – standard maximum size for smallest setbacks or other provisions
3. Architectural Standards – masonry definitions, variation between small and large buildings

Documents:

[DEVELOPMENT SERVICES DECEMBER BZA REPORT.PDF](#)

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.