



BOARD OF ZONING APPEALS AGENDA

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

January 8, 2024

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. ELECTION OF OFFICERS

1. 2024 President (Presided by the 2023 President)
2. 2024 Vice-President (Presided by the 2024 President)
3. 2023 Recording Secretary

D. CONSIDERATION OF PREVIOUS MEETING(S) MINUTES

1. December 18, 2023 Regular Meeting Minutes

Documents:

[BZA_MINUTES_12-18-23.PDF](#)

E. APPROVAL OF FINDINGS OF FACT

1. Findings Of Fact And Reports Of Determination

Documents:

[E.1 FOF_BZDV-23-18.PDF](#)
[E.2 FOF_BZDV-23-26.PDF](#)
[E.3 FOF_BZDV-23-27.PDF](#)
[E.4 FOF_BZDV-23-28.PDF](#)
[E.5 FOF_BZDV-23-29.PDF](#)
[E.6 FOF_BZDV-23-30.PDF](#)

F. HEARING OF REQUESTS FOR CONTINUANCES

G. CONTINUED PUBLIC HEARINGS

H. OLD BUSINESS

I. NEW BUSINESS

1. BZDV-23-32 QuikTrip Gas Station Canopy Height Development Standards Variance

A request for a Development Standards Variance from Article 5, § 5.20 “Canopy and Portico Standards” to allow a gas station canopy with 16’ clearance height and 20’ overall height.

Parcel No(s): 32-08-18-105-003.000-016

Represented by: Dillon Reynolds, SpaceCo

Advertised Public Hearing

Documents:

[SYNOPSIS_BZDV-23-32_QUIKTRIP CANOPY HEIGHT VARIANCE.PDF](#)
[APPLICANT CRITERIA RESPONSES.PDF](#)
[CANOPY_EXHIBITS.PDF](#)
[QT_7264_PRELIMINARY_SITE_PLAN_MON_NOV_13_2023_07-42-02.PDF](#)

2. BZDV-23-33 Ronald Reagan Logistics Park Lot 4 Wall Sign Area Variance

A request for a Development Standards Variance from Article 5, § 5.78 “Industrial Sign Standards” to increase the allowed wall sign area for a multiple-tenant building user to 169 square feet on the west wall of the building.

Parcel No(s): 32-08-18-212-002.000-016

Represented by: Nate LaGrange, The Peterson Company

Advertised Public Hearing

Documents:

[SYNOPSIS_BZDV-23-33_4334 CR 1000 WALL SIGN AREA VARIANCE.PDF](#)
[APPLICANT CRITERIA RESPONSES.PDF](#)
[IMPERIALDADE-BLDSIGN3_MON_DEC_4_2023_15-17-18.PDF](#)
[C200__SITE_PLAN_REV.1.PDF](#)

J. COMMUNICATIONS & REPORTS

1. Report From Director Of Development Services

Documents:

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

K. MISCELLANEOUS BUSINESS

L. 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 days ahead of the scheduled program,

service, and/or meeting. To make arrangements, contact the Department of Development Services at 317-852-1128.