



BOARD OF ZONING APPEALS AGENDA

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

March 11, 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. CONSIDERATION OF PREVIOUS MEETING(S) MINUTES

- 1. February 12 Regular Meeting Minutes

Documents:

[C.1 BZA MINUTES_02-12-24.PDF](#)

- D. APPROVAL OF FINDINGS OF FACT

- 1. Findings Of Fact And Reports Of Determination

- 1. BZDV-24-1 Auburn Ridge Architectural Standards – Masonry
Percentage Development Standards Variance

Documents:

[D.1 FOF_BZDV-24-1.PDF](#)

- E. HEARING OF REQUESTS FOR CONTINUANCES

- F. CONTINUED PUBLIC HEARINGS

- G. OLD BUSINESS

- H. NEW BUSINESS

- 1. BZDV-24-2 SCHUMACHER RACE SHOP – LOT FRONTAGE DEVELOPMENT
STANDARDS VARIANCE

A request for a Development Standards Variance from Article 5, § 5.48 “Lot Standards” to allow an interior lot to be platted without street frontage. Located at 1681/1683 E Northfield Drive in Brownsburg.

Parcel No(s): 32-07-13-251-001.000-016

Represented by: Nathan White, Benchmark Consulting

Advertised Public Hearing

Documents:

[SYNOPSIS_BZDV-24-2_SCHUMACHER_STREET_FRONT_VARIANCE.PDF](#)
[APPLICANT FINDINGS RESPONSES.PDF](#)
[2024-02-07_DSV_EXHIBIT_WED_FEB_7_2024_11-43-17.PDF](#)

2. BZDV-24-3 SCHUMACHER RACE SHOP – LOT COVERAGE DEVELOPMENT STANDARDS VARIANCE

A request for a Development Standards Variance from Article 2, § 2.38 “Low Intensity Industrial (I1) District Development Standards” to allow an interior lot with 100% lot coverage. Located at 1681/1683 E Northfield Drive in Brownsburg.

Parcel No(s): 32-07-13-251-001.000-016

Represented by: Nathan White, Benchmark Consulting

Advertised Public Hearing

Documents:

[SYNOPSIS_BZDV-24-3_SCHUMACHER_LOT COVERAGE_VARIANCE.PDF](#)
[APPLICANT FINDINGS RESPONSE.PDF](#)
[2024-02-07_DSV_EXHIBIT_WED_FEB_7_2024_11-43-17.PDF](#)

3. BZDV-24-4 SCHUMACHER RACE SHOP – LANDSCAPING DEVELOPMENT STANDARDS VARIANCE

A request for a Development Standards Variance from Article 5, § 5.38 “Landscape Standards” to allow an interior lot to be platted and the resulting lot have no landscape requirements. Located at 1681/1683 E Northfield Drive in Brownsburg.

Parcel No(s): 32-07-13-251-001.000-016

Represented by: Nathan White, Benchmark Consulting

Advertised Public Hearing

Documents:

[SYNOPSIS_BZDV-24-4_SCHUMACHER_LANDSCAPING_STANDARDS_VARIANCE.PDF](#)
[APPLICANTS FINDINGS RESPONSES.PDF](#)
[2024-02-07_DSV_EXHIBIT_WED_FEB_7_2024_11-43-17.PDF](#)
[20230303_DSR_SHOP2_LANDSCAPE_SAT_MAR_4_2023_19-17-09.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.