EXHIBIT – F
SITE PHOTOS *continued*

STAFF ANALYSIS:

Chris Hart of C. Hart Landscaping contacted the Town a couple of days prior to having material delivered to 645 North Green Street, regarding operating a landscape contractor & material supply business from the site. In a meeting with Mr. Hart staff explained that Outdoor Storage is not a permitted use at this location and that a Use Variance would be required to operate this business from 645 North Green Street. Staff explained that the Town would not require him to cease operation prior to receiving the appropriate approvals from the Board of Zoning Appeals if he was in the process of obtaining the needed approvals.

The Detail Statement of Reasons & Letter of Intent submitted state that this request is for the Outdoor Storage of bulk materials, nursery stock, and product displays. The location of the Outdoor Storage items are also identified in the petitioner's submitted information: bulk materials will be located behind the commercial building on-site, nursery stock and product displays will be between North Green Street and the commercial building.

The petitioner has indicated that the current appearance of the property is not how he intends to maintain the property. Staff has visited the site and is concerned with the current appearance. As can be seen on pages 10 and 11 there is no buffering between the R/W and the displays/bulk storage areas which, in my opinion, results in a less than pleasing appearance from North Green Street. In the images that follow are examples of existing Brownsburg landscape businesses that have done, in my opinion, a nice job of creating a pleasing aesthetic from the public R/W. These images represent the expectation of the Town for new landscape businesses coming to Town. In both cases the bulk materials are stored at the rear of the properties.