





Based on the submitted and revised information I believe the petitioner has provided sufficient justification for the Use Variance statutory requirements.

RECOMMENDATIONS:

Therefore it is my opinion that, based on the analysis of the submitted information by the petitioner, the Use Variance sections of the Zoning Ordinance, and my comments above, this request has SATISFIED the requirements for the approval of a Use Variance in accordance with the Zoning Ordinance and State Statute. If the Board elects to approve this request I recommend the following conditions of approval:

1. That this Use Variance be for C. Hart Landscaping only;
2. That no bulk storage be permitted on the west side of the existing commercial building;
3. That the height of the bulk storage bins be limited to a maximum height of eight (8) feet;
4. That the bulk storage bins be constructed of a durable material;
5. That C. Hart Landscaping must maintain the exterior of the bulk storage bins so that they do not appear to be in disrepair from adjoining properties;
6. That C. Hart Landscaping must provide a landscaping plan to the Planning & Building Department for review and approval for the North Green Street frontage within fourteen (14) days of the approval of the variance;
7. That C. Hart Landscaping submit a sign permit application for the freestanding signage along North Green Street within seven (7) days of the approval of the variance and remove the temporary signage within seven (7) days of the receipt of a permanent sign permit or twenty-one (21) days after the approval of the variance.

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