



## Board of Zoning Appeals Summary

Last Meeting Date: December 12, 2011

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### MEETING SYNOPSIS:

The following members were present at the meeting: Lacey, Walker, Willman, and Wolting.

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### APPROVAL OF FINDINGS OF FACT:

NONE

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### OLD BUSINESS:

1. BZUV-10-11-1088  
C. HART LANDSCAPING  
645 NORTH GREEN STREET

This petition is a request for a Use Variance from §155.209(B)(1) of the Brownsburg Zoning Ordinance, entitled "Permitted Uses" to allow Outdoor Storage as a permitted use on the property. This property is currently zoned 'I-1'. C. Hart Landscaping was represented by attorney Ben Comer, of the Comer Law Office.

The petitioner submitted a letter requesting a continuance to the January 9, 2011 meeting the Board voted 4-0 to **CONTINUE** this petition to the January meeting.

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### NEW BUSINESS:

1. BZDV-9-11-1086  
CVS PHARMACY  
21 WEST MAIN STREET

This petition is a request for a Development Standard Variance from §155.297(B)(3) of the Brownsburg Zoning Ordinance, to exceed the maximum number of signs permitted on a lot as permitted in the ordinance. This property is currently zoned 'C-3'.

After hearing a presentation by the petitioner and taking comments from the public the Board voted 3-1 to **DENY** this petition subject to the following conditions:

1. The approval of the Findings of Fact and Conclusions of Law.

2. BZSE-10-11-1089  
SAWMILL CREEK, LLC.  
1630, 1632, 1650, & 1652 EAST  
NORTHFIELD DRIVE

This petition is a request for a Special Exception Use from §155.212(B)(2) of the Brownsburg Zoning Ordinance, entitled "Special Exception Uses" to allow Childcare/Daycare Centers as a Special Exception use on the property. This property is currently zoned 'I-4'.

After hearing a presentation by the petitioner and taking comments from the public the Board voted 4-0 to **APPROVE** this petition with the following conditions:

1. The approval is for HIP Studios at 1650 East Northfield Drive, Suites 100, 200, & 300 and shall not run with the property;
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2. A life safety inspection must be completed by the Brownsburg Building Department and Brownsburg Fire Territory. If any violations/concerns are identified, the property owner and/or tenant shall address all violations/concerns to the satisfaction of the Brownsburg Building Department and/or Brownsburg Fire Territory. After the initial life safety inspection is completed, an annual life safety inspection must be conducted for each and all daycare/childcare facilities onsite to ensure that the life safety features are in adequate working order; and
  3. The approval of the Findings of Fact and Conclusions of Law.
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**REPORT OF OFFICERS & COMMITTEES:**

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| 1. Staff update on “Year in Review Meeting” | Staff is preparing the information for the review meeting in January and explained the expected process for the meeting. Staff will review available dates and coordinate with the members on the best possible date and time. |
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**COMMUNICATION AND BILLS:**

NONE

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**SPECIAL PROJECTS:**

NONE

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Enclosed:

- December 12, 2011 Meeting Agenda.



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