



Board of Zoning Appeals Summary

Last Meeting Date: January 9, 2012

MEETING SYNOPSIS:

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

ELECTION OF OFFICERS:

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| 1. 2012 President | Tom Lacey |
| 2. 2012 Vice-President | Chuck Walker |
| 3. 2012 Recording Secretary | Dawn Brown |
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APPROVAL OF FINDINGS OF FACT:

- | | |
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| 1. BZDV-9-11-1086
CVS PHARMACY
21 WEST MAIN STREET | The Board voted 5 in favor and 0 opposed to APPROVE the Findings of Fact. |
| 2. BZSE-10-11-1089
SAWMILL CREEK, LLC.
1630, 1632, 1650, & 1652 EAST
NORTHFIELD DRIVE | The Board voted 4 in favor, 0 opposed and 1 abstention to APPROVE the Findings of Fact. |
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OLD BUSINESS:

- | | |
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| 1. BZUV-10-11-1088
C. HART LANDSCAPING
645 NORTH GREEN STREET | <p>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'.</p> <p>After hearing a presentation by the petitioner and taking comments from the public the Board voted 4-1 to CONTINUE this petition to the February 13, 2012 meeting.</p> |
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NEW BUSINESS:

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| 1. BZDV-12-11-1090
JOHN CAPPER
401 NORTH GREEN STREET | <p>This petition is a request for a Development Standard Variance from §155.297(B)(5)(d)(1)(b)(v) of the Brownsburg Zoning Ordinance, to reduce the minimum setback requirement for monument signs in the Historic District as permitted in the ordinance. This property is currently zoned 'R-2' but does have a Use Variance for a Law Office.</p> <p>After hearing a presentation by the petitioner and taking comments from the public the Board voted 5-0 to APPROVE this petition subject to the following conditions:</p> |
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1. That the sign must comply with § 155.141 (C) Vision Clearance Areas of the Zoning Ordinance:

“On a lot which has a driveway, abuts an alley or which is next to a lot which has a driveway, the two clear sight triangular areas are formed by the street right-of-way line, both sides of either the alley right-of-way or of the surface edge of the driveway, and the line connecting points ten (10) feet from the intersection of the street right-of-way line and driveway or alley lines extended.”;

2. At the time of the design/construction of the proposed Urban Trail Corridor as identified in the Greenways Master Plan, if the location of this sign by virtue of the variance approval impedes the placement of the Urban Trail Corridor the Town shall not be responsible for any cost to relocate the sign. and;
3. The approval of the Findings of Fact and Conclusions of Law.

REPORT OF OFFICERS & COMMITTEES:

1. Staff update on “Year in Review Meeting” Reminder of the Special Meeting on February 6, 2012 @ 6:00 PM.

COMMUNICATION AND BILLS:

NONE

SPECIAL PROJECTS:

NONE

Enclosed:

- January 9, 2012 Meeting Agenda.

BOARD OF ZONING APPEALS AGENDA



JANUARY 09, 2012

7:00 PM

TOWN COUNCIL MEETING ROOM

TOWN HALL

61 NORTH GREEN STREET

BROWNSBURG, INDIANA 46112

A. CALL TO ORDER AND DETERMINATION OF QUORUM

B. PLEDGE OF ALLEGIANCE

C. ELECTION OF OFFICERS

1. 2012 PRESIDENT – (PRESIDED BY THE 2011 PRESIDENT)
2. 2012 VICE-PRESIDENT – (PRESIDED BY THE 2012 PRESIDENT)
3. 2012 RECORDING SECRETARY

D. CONSIDERATION OF MINUTES OF PREVIOUS MEETING(S)

1. DECEMBER 12, 2011

E. APPROVAL OF FINDINGS OF FACT

1. BZSE-10-11-1089 SAWMILL CREEK, LLC 1650 E NORTHFIELD DR
2. BZDV-9-11-1086 CVS PHARMACY 21 WEST MAIN STREET

F. OLD BUSINESS

1. BZUV-10-11-1088 C. HART LANDSCAPING 645 N. GREEN STREET
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’. **ADVERTISED PUBLIC HEARING**
(PARCEL No. 32-07-02-385-007.000-016)
REPRESENTED BY: BEN COMER, ATTORNEY FOR PETITIONER

G. NEW BUSINESS

1. BZDV-12-11-1090 JOHN CAPPER 401 N. GREEN STREET
A REQUEST FOR A DEVELOPMENT STANDARD VARIANCE FROM §155.297(B)(5)(d)(1)(b)(v) OF THE BROWNSBURG
ZONING ORDINANCE, TO REDUCE THE MINIMUM SETBACK REQUIREMENT FOR MONUMENT SIGNS IN THE HISTORIC
DISTRICT. THIS PROPERTY IS CURRENTLY ZONED ‘R-2’. **ADVERTISED PUBLIC HEARING**
(PARCEL No. 32-07-11-142-005.000-016)
REPRESENTED BY: JOHN S. CAPPER, IV

H. REPORTS FROM OFFICERS AND COMMITTEES

1. NONE

I. COMMUNICATIONS & BILLS

1. NONE

J. ADJOURNMENT