

**APPLICATION TO  
THE TOWN OF BROWNSBURG  
BOARD OF ZONING APPEALS**

**USE VARIANCE**

Docket #: 2011-01BZA / BZUY-2-11-1005 Date Received: 2/16/11  
 Application Fee: \_\_\_\_\_ Receipt #: \_\_\_\_\_

**COMPLETE THE FOLLOWING**

1. Applicant's Name: Brownsburg Muffin Service (Jeff Jackson) Phone: 317 852.6833  
 3. Mailing Address: 60 E MAIN STREET  
 4. Email Address: jsjackson60@sbglobal.net  
 5. Owner's Name: JEFF JACKSON / TIM SHAW 6. Phone: 317 852.6833  
 7. Mailing Address: 60 E MAIN STREET  
 8. Email Address: \_\_\_\_\_  
 9. Applicant is (Check One)  sole owner  joint owner  tenant  
 agent  other (specify) \_\_\_\_\_

10. Premises Affected:  
 A. Address: 60 E MAIN STREET  
 B. Parcel Number(s): 17-1-11-61E-445-006

11. Existing Zoning: C-3 12. Existing Use: Auto Repair

13. Surrounding Properties:

	North	South	East	West
Zoning:	<u>R-3</u>	<u>C-3</u>	<u>C-3</u>	<u>C-3</u>
Use:	<u>Single Fam.</u>	<u>Auto Recovery</u>	<u>Auto Sales</u>	<u>Auto Parts Store</u>

14. Applicable section of the Zoning Ordinance: § 155.208 (B)(1)  
 (one section per application)

15. Detailed Statement of Reasons for this request: (refer to § 155.036 of the zoning ordinance)  
See Attached

16. Notarization:  
 The above information and attached exhibits, to my knowledge and belief, are true and correct.

Jeff Jackson Date: 2/16/11  
 Signature of Applicant  
JEFFERSON JACKSON  
 Print

State of Indiana )  
 County of Hendricks ) SS:  
 Subscribed and sworn to before me this \_\_\_\_\_

16<sup>th</sup> day of February, 2011

County of Residence: Hendricks  
 My Commission Expires: June 23, 2016

Dawn Brown  
 Signature of Notary  
Dawn Brown  
 Print



## **DETAILED STATEMENT OF REASONS FOR A USE VARIANCE:**

**Brownsburg Muffler & Service  
660 East Main Street  
Brownsburg IN 46112**

Jeffery S. Jackson & Tim Shaw, are requesting a Use Variance for the property located at 660 East Main Street, Brownsburg, IN, d/b/a Brownsburg Muffler & Service to include parking of Recreation Vehicles, Camper, Cars, Trailers and/or boats, in an area located behind the building and before the railroad tracks. This area is fenced and secured and is for operable vehicles when not in use by the owners.

This area has been used for this purpose for several years with no complaints from neighbors or adjacent businesses. There is other outside storage visible from my property, just over the railroad tracks and east of our location.

This fenced area we are requesting the variance for is landlocked between Brownsburg Muffler & Service, the railroad tracks, a car dealership, and NAPA.

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community;

The area for the outside storage is fenced with security gate. It has access only with access code at electronic gate. I do not allow non-functioning RV's Boat or Trailers to rent storage.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner;

The property is surrounded by commercial businesses & railroad tracks. Across the tracks is a privacy fence.

3. The need for the variance arises from some condition peculiar to the property involved;

The area used for storage is in the rear of property. I can not really add to existing business & building using this part of the property. There is no other access except from the front of my property. It would be difficult to develop for another use with no access or frontage.

4. The strict application of the terms of the zoning ordinance will constitute an unusual and unnecessary hardship if applied to the property for which the variance is sought; and

I am zoned C3. I 3 & M1 are the only zone that allows outside storage.

**There is outside storage within sight of my property across railroad track to the east. I paid a company Economic Solutions to establish that I had proper zoning to put up a fence & have outside storage. I have had outside storage since 2007 with no complaints that I know of. Without approval I will have to terminate leases & ask people to move out & seek storage across from me or elsewhere.**

- 5. The approval does not interfere substantially with The Comprehensive Plan.**

**Property next to me is commercial. The Comprehensive Plan will not rename this area Non-commercial.**

February 15, 2011

I am requesting a Variance for the property located at 660 East Main Street, Brownsburg, IN, d/b/a Brownsburg Muffler & Service to include parking of Recreation Vehicles, Campers, Cars, Trailers and/or boats, in an area located behind the building and before the railroad tracks. This area is fenced and secured and is for operable vehicles when not in use by the owners.

This area has been used for this purpose for several years with no complaints from neighbors or adjacent businesses. There is other outside storage visible from my property, just over the railroad tracks and east of our location.

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