

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

**USE VARIANCE**

Docket #: 2011-02BZA / BZUV-211-1068 Date Received: 2/11/11  
 Application Fee: \$550<sup>00</sup> Receipt #: 0123

**COMPLETE THE FOLLOWING**

1. Applicant's Name: Norman and Teresa Sharbaugh 2. Phone: 317-852-0877
3. Mailing Address: 707 S Locust Ln, Brownsburg, IN 46112
4. Email Address: sharmom@juno.com
5. Owner's Name: Norman F. + Teresa A Sharbaugh Rev Living 6. Phone: 317-852-0877 Family Trust
7. Mailing Address: 707 S Locust Ln, Brownsburg, IN 46112
8. Email Address: sharmom@juno.com
9. Applicant is (Check One)  sole owner  joint owner  tenant  
 agent  other (specify) \_\_\_\_\_
10. Premises Affected:  
 A. Address: 707 S Locust Ln, Brownsburg, IN 46112  
 B. Parcel Number(s): County: 14-2-15-61E 234-016 State: 32-07-15-234-016.000-016
11. Existing Zoning: R 2 12. Existing Use: One-family Dwelling
13. Surrounding Properties:
 

	North	South	East	West
Zoning:	<u>R 2</u>	<u>PUD</u>	<u>R 2</u>	<u>R 2</u>
Use:	<u>1-Family Dwelling</u>	<u>1-Family + Condos</u>	<u>Church ballfield</u>	<u>1-Family Dwelling</u>
14. Applicable section of the Zoning Ordinance: 155 Appendix A, 155.036 Use Variance  
(one section per application)
15. Detailed Statement of Reasons for this request: (refer to § 155.036 of the zoning ordinance)  
See Statement page attached to BZA-002-UV

16. Notarization:  
 The above information and attached exhibits, to my knowledge and belief, are true and correct.  
Teresa Sharbaugh Norman Sharbaugh Date: 2/11/2011  
 Signature of Applicant

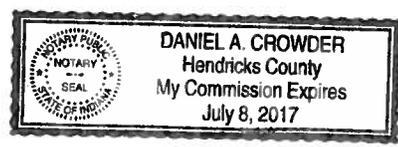
Teresa Sharbaugh, Norman Sharbaugh  
 Print

State of INDIANA )  
 County of HENDRICKS ) ss:  
 Subscribed and sworn to before me this \_\_\_\_\_

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

County of Residence: Hendricks  
 My Commission Expires: 7/8/2017

Daniel A Crowder  
 Signature of Notary  
Daniel A. Crowder  
 Print



## DETAILED STATEMENT OF REASONS

We are asking for a variance from the one-family dwelling use of our home at 707 S. Locust Lane to a two-family dwelling to allow the use of the apartment that is attached to our home. In 1997 before we owned our home, a small apartment with a kitchen, living room, bedroom and bathroom was added and attached to the house. It was used for a family member of the people who occupied the home at that time. We moved into the home in the spring of 2005 specifically because of the attached apartment. We were seeking a home where we could look after Teri's father who had cancer and her mother who had Alzheimer's. The privacy the apartment afforded at such a close proximity made this home perfect for us. Dad went to heaven three years ago and Mother followed about a year ago. The apartment has remained empty for the last year.

We have grown to love the house, the yard, the location, the neighborhood and the community so we would really like to stay at this location. We have no family members who can use this apartment and it doesn't seem right to just let it sit empty.

1. The approval of this use variance will not be injurious to the public health, safety, morals, and general welfare of the community because it will only add one or two people to the neighborhood. Because the apartment is so close to us, we will be extremely careful about who lives there. Since our lot appears to be one of the largest in the neighborhood it should easily accommodate one or two more people in our community.
2. The use and value of the area adjacent to the property in the variance will not be affected in an adverse manner because it doesn't really change anything. Our neighborhood is very diverse with one-family homes of various sizes, duplexes, condominiums, city parks, apartment buildings and churches. Allowing us to use the apartment that has been in existence since 1997 won't change anything.
3. The need for a variance arises from a condition peculiar to this property. The condition is that the apartment is already part of the property and has been since 1997. Though the Planning Commission has been unable to find the original building permit from 1997, we spoke on the telephone to someone from that office that remembers the addition of that apartment, so we know that in 1997 the Town of Brownsburg approved of it.
4. The strict application of the terms of the zoning ordinance will definitely constitute an unusual and unnecessary hardship if applied to this property. From what I am told, the zoning laws were different in 1997 and at that time they would have permitted a two-family dwelling at this location. The changing of the zoning laws made the apartment that was added with the town's approval, now illegal. So we are left with a beautiful apartment in an ideal setting that has to remain empty. This indeed is a hardship for us.
5. We don't believe that the approval interferes at all with the The Comprehensive Plan. We noted as we looked through the Plan that it was recognized that in the future the town would need to find ways to accommodate an increased population. Some ways mentioned were smaller lots and even multifamily dwellings. Surely our lot, at almost an acre, in a area where almost all the other lots are considerably smaller, could accommodate one or two more people.

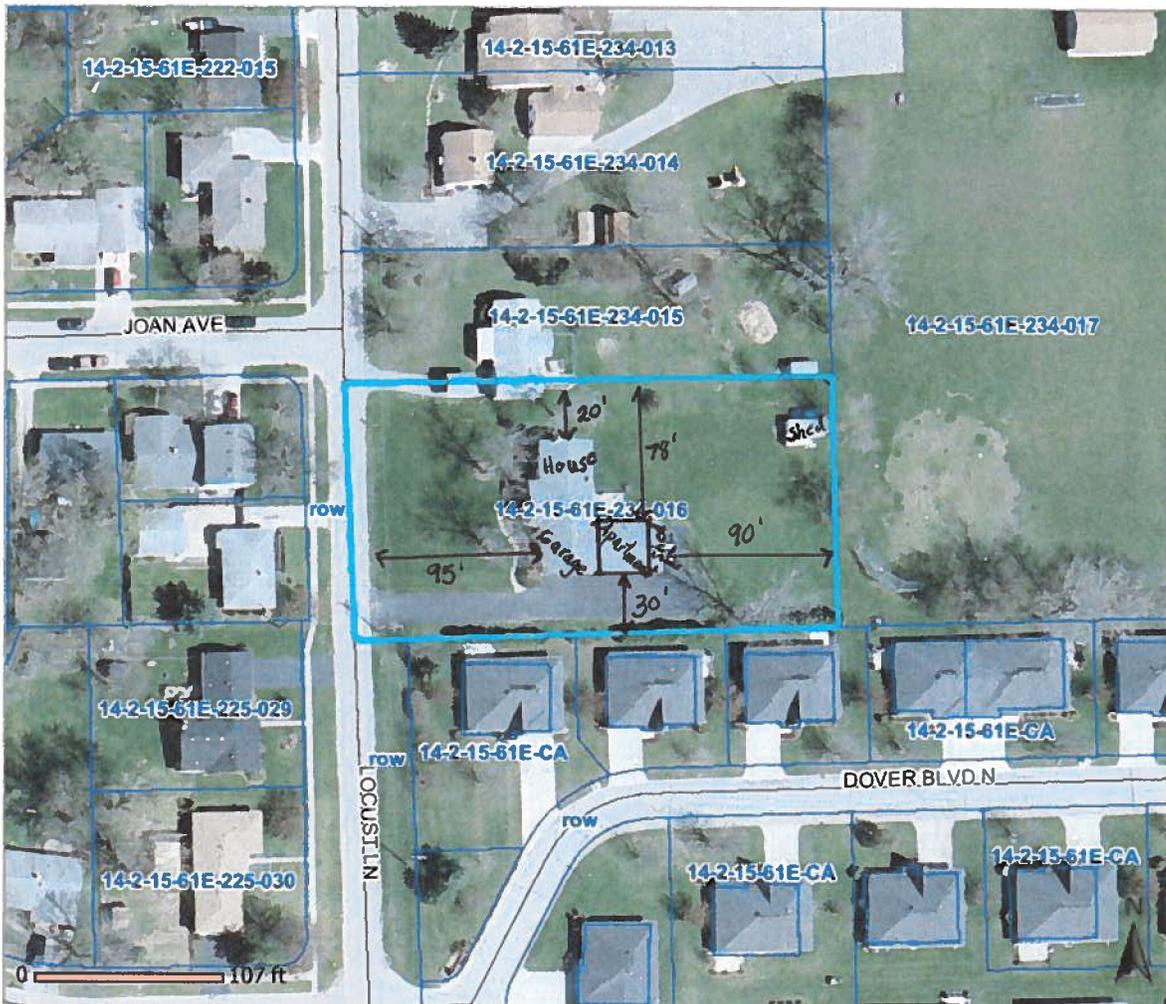
Frankly, if the board refuses to give us this use variance, we will have to consider selling this residence, but like we said before, we really like living here and hate to leave. It is possible that at some time in the future, we will reach the point that we will move into the apartment and ask one of our children and his or her family to move into the house to look after us. But that, hopefully, will not be for many years. and we don't want to leave such a nice little apartment empty until then. So we would really appreciate it if you would allow us to use our apartment for someone other than a family member

*Teri Sharbaugh*

*Norma Sharbaugh*

2/10/11

Date Created: 2/9/2011  
Map Scale: 1 in = 107 ft



Overview



Legend

- Parcels
- Road Centerlines

<b>Parcel ID</b>	32-07-15-234-016.000-016	<b>Alternate ID</b>	014-215611-234016	<b>Owner Address</b>	SHARBAUGH NORMAN E & TERESA A H/W 707 S LOCUST LN Brownsburg, IN 46112
<b>Sec/Twp/Rng</b>	15-16-1	<b>Class</b>	RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND OF 0-9.99 ACRES		
<b>Property Address</b>	707 LOCUST LN Brownsburg	<b>Acreage</b>	0.80		
<b>District</b>	Town Of Brownsburg				
<b>Brief Tax Description</b>	Pt Ne Ne 15-16-1E .8ac 8.11-3-1				

(Note: Not to be used on legal documents)

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