

BOARD OF ZONING APPEALS AGENDA



APRIL 12, 2021
7:00 PM

Town Council Meeting Room
Town Hall
61 North Green Street
Brownsburg, Indiana 46112

- A. CALL TO ORDER & DETERMINATION OF QUORUM
- B. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE
- C. CONSIDERATION OF PREVIOUS MEETING(S) MINUTES
 - 1. FEBRUARY 8, 2021- REGULAR MEETING
- D. APPROVAL OF FINDINGS OF FACT
 - 1. NONE
- E. HEARING OF REQUESTS FOR CONTINUANCES
 - 1. BZDV-11-20-1861 REDWOOD AT BROWNSBURG MAXIMUM PRIMARY STRUCTURES
A request for a Development Standards Variance from Art. 2, Sec. 2.18 to exceed the maximum primary structures permitted within the Medium Density Multiple-family Residential (M2) District.
Parcel No(s): 32-07-02-120-012.000-026
Represented by: Russell Brown, Clark Quinn Moses Scott & Grahn LLP
ADVERTISED PUBLIC HEARING
 - 2. BZDV-11-20-1862 REDWOOD AT BROWNSBURG FRONT YARD SETBACK
A request for a Development Standards Variance from Art. 5, Sec. 5.63(C)(1) "Setback Standards," to encroach upon the front yard setback required within the Medium Density Multiple-family Residential (M2) District.
Parcel No(s): 32-07-02-120-012.000-026
Represented by: Russell Brown, Clark Quinn Moses Scott & Grahn LLP
ADVERTISED PUBLIC HEARING
 - 3. BZDV-11-20-1863 REDWOOD AT BROWNSBURG ARCHITECTURAL STANDARDS
A request for a Development Standards Variance from Art. 5, Sec. 5.17(A) "Architectural Standards," to reduce the minimum percentage of brick, stone or other decorative masonry required within the Medium Density Multiple-family Residential (M2) District.
Parcel No(s): 32-07-02-120-012.000-026
Represented by: Russell Brown, Clark Quinn Moses Scott & Grahn LLP
ADVERTISED PUBLIC HEARING
- F. CONTINUED PUBLIC HEARINGS
 - 1. NONE

G. OLD BUSINESS

1. NONE

H. NEW BUSINESS

1. BZDV-03-21-1890 365 FOUNTAIN DRIVE LOT COVERAGE
A request for a Development Standards Variance from Art. 5, Sec. 5.48(A)(3) "Lot Standards," to increase the maximum lot coverage permitted within the Low Density Single-Family Residential (R1) District.
Parcel No(s): 32-07-03-376-002.000-016
Represented by: Daniel L. Stapp, Homeowner
ADVERTISED PUBLIC HEARING
2. BZDV-03-21-1891 BAILEY PARK II PARKING SETBACK
A request for a Development Standards Variance from Art. 5, Sec. 5.56(B) "Parking Standards: Setbacks," to encroach upon the minimum parking setbacks required within the Medium Density Multiple-family Residential (M2) District.
Parcel No(s): 32-07-02-465-001.000-016 & 32-07-02-400-018.000-016
Represented by: Gordan D. Kritz, Stoepelwerth & Associates, Inc.
ADVERTISED PUBLIC HEARING
3. BZDV-03-21-1895 BAILEY PARK II DRIVEWAY DEFINITION
A request for a Development Standards Variance from Art. 11, Sec. 11.02 "Defined Words: Driveway," to ") to edit the definition of "driveway" to permit a driveway to convey access to no more than eight dwelling units in a multi-family residential building within the Medium Density Multiple-family Residential (M2) District.
Parcel No(s): 32-07-02-465-001.000-016 & 32-07-02-400-018.000-016
Represented by: Gordan D. Kritz, Stoepelwerth & Associates, Inc.
ADVERTISED PUBLIC HEARING
4. BZDV-03-21-1892 BANYAN CONSTRUCTION SERVICES LOT COVERAGE
A request for a Development Standards Variance from Art. 5, Sec. 5.48(A)(3) "Lot Standards," to increase the maximum lot coverage permitted within the Employment Center (EC) District.
Parcel No(s): 32-07-02-454-004.000-016
Represented by: Nathan A. White, Benchmark Consulting, Inc.
ADVERTISED PUBLIC HEARING
5. BZDV-03-21-1893 BANYAN CONSTRUCTION SERVICES ARCH. STANDARDS, ROOF
A request for a Development Standards Variance from Art. 5, Sec. 5.18(B)(3)(b) "Architectural Standards," to reduce the minimum eave overhang required within the Employment Center (EC) District.
Parcel No(s): 32-07-02-454-004.000-016
Represented by: Nathan A. White, Benchmark Consulting, Inc.
ADVERTISED PUBLIC HEARING
6. BZDV-03-21-1896 ALDI ARCH, STANDARDS, MASONRY
A request for a Development Standards Variance from Art. 5, Sec. 5.17(A) "Architectural Standards," to reduce the minimum percentage of brick, stone or other decorative masonry required within the Medium Density Moderate General Commercial (C1) District.
Parcel No(s): 32-07-02-479-001.000-016
Represented by: Aaron Hurt, Civil & Environmental Consultants, Inc.
ADVERTISED PUBLIC HEARING

I. COMMUNICATIONS & REPORTS

1. REPORT FROM DIRECTOR OF DEVELOPMENT SERVICES

J. MISCELLANEOUS BUSINESS

1. NONE

K. CITIZENS COMMENTS RELATING TO AGENDA

L. ADJOURNMENT