TOWN OF Brownsburg

BOARD OF ZONING APPEALS AGENDA

Brownsburg Board of Zoning Appeals Meetings are live-streamed and archived.

SEPTEMBER 8, 2025

6:00 PM

TOWN COUNCIL MEETING ROOM 61 N. GREEN ST., 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. JULY 14, 2025 MINUTES - REGULAR MEETING

Documents:

BZA_MINUTES_07-14-25.PDF

D. APPROVAL OF FINDINGS OF FACT

1. NONE

E. HEARING OF REQUESTS FOR CONTINUANCES

1. NONE

F. CONTINUED PUBLIC HEARINGS

1. NONE

G. OLD BUSINESS

1. NONE

H. NEW BUSINESS

1. BZDV-25-3 1005 S ODELL ST HIGH SCHOOL EAST ATHLETICS DEVELOPMENT STANDARDS VARIANCE

A request for a Development Standards Variance from Article 5, § 5.10 “Landscaping – Required Buffers and Perimeter Plantings” to deviate from a moderate base standard buffer to a low buffer. Parcel No(s): 32-07-14-200-014.000-016, 32-07-14-200-005.000-016

Represented by: Cameron Hull, Context Design

Advertised Public Hearing

Documents:

1.A PROPERTY OWNER CONSENT FORM.PDF
1.B LEGAL DESCRIPTION.PDF
1.C MODERATE INTENSITY BUFFER.PDF
1.D LOW INTENSITY BUFFER.PDF
1.E STAFF REPORT_BZDV-25-3.PDF

2. BZDV-25-4 1005 S ODELL ST HIGH SCHOOL EAST ATHLETICS DEVELOPMENT STANDARDS VARIANCE

   A request for a Development Standards Variance from Article 5, § 5.7 “Fences and Walls” to allow a fence to be placed in the front yard of the property. Parcel No(s): 32-07-14-200-014.000-016, 32-07-14-200-005.000-016

   Represented by: Cameron Hull, Context Design

   Advertised Public Hearing

   Documents:

   2.A OVERALL PLAN PERMIT.PDF
   2.B PROPERTY OWNER CONSENT FORM.PDF
   2.C LEGAL DESCRIPTION.PDF
   2.D BROWNSBURG HS EAST ATHLETICS COMPLEX SITE PLAN.PDF
   2.E STAFF REPORT_BZDV-25-4.PDF

3. BZSE-25-1 1550 W NORTHFIELD DR DITCH WITCH SPECIAL EXCEPTION

   A request for a Special Exception Use Approval under Article 3, § 3.2 “Permitted Use Table” to allow “Vehicle/Equipment Sales and Rentals – Heavy in the C3 District.

   Parcel No(s): 32-07-03-351-002.000-016

   Represented by: Mike Olinger, C3 Construction Services

   Advertised Public Hearing

   Documents:

   3.A PROPERTY OWNER CONSENT FORM.PDF
   3.B STAFF REPORT_BZSE-25-1.PDF
   3.C CIVIL_SET_DITCH WITCH ADDITION.PDF
   3.D DITCH WITCH ELEVATIONS.PDF

I. COMMUNICATIONS & REPORTS

1. NONE

J. MISCELLANEOUS BUSINESS

1. NONE

K. CITIZENS COMMENTS RELATING TO AGENDA

L. ADJOURNMENT

Board of Zoning Appeals

- Marlon Webb
  Term: 2023-2026
  Appointed by: Town Council President
- Jeff Humphreys
  Term: 2024-2027
  Appointed by: Town Council President
- Kyle Bonick
  Term: 2025-2028
  Appointed by: Town Council President
- Brett Scowden
  Term: 2021-2025
  Appointed by: Advisory Plan Commission
- Nancy Stinson
  Term: 2025-2028
  Appointed by: Town Council

The Town of Brownsburg acknowledges its responsibility to comply with the Americans With Disabilities Act of 1990. In order to assist individuals with disabilities who require special services (i.e. sign

interpretive services, alternative audio/visual devices, and amanuenses) for participation in or access to town sponsored public programs, services, and/or meetings, the town requests that individuals makes requests for these services two business days ahead of the scheduled program, service, and/or meeting. To make arrangements, contact the Development Services Department at (317) 852-1128.