TOWN OF Brownsburg

BOARD OF ZONING APPEALS AGENDA

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

DECEMBER 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. SEPTEMBER 8, 2025 MINUTES - REGULAR MEETING

   Documents:

   BZA_MINUTES_09-08-25.PDF

D. APPROVAL OF FINDINGS OF FACT

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

   Documents:

   FOF_BZDV-25-3.PDF

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

   Documents:

   FOF_BZDV-25-4.PDF

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

   Documents:

   FOF_BZSE-25-1.PDF

E. HEARING OF REQUESTS FOR CONTINUANCES

1. NONE

F. CONTINUED PUBLIC HEARINGS

1. NONE

G. OLD BUSINESS

1. NONE

H. NEW BUSINESS

1. BZDV-25-5 MARDALE FLEX BUILDING DEVELOPMENT STANDARDS VARIANCE

   A request for a Development Standards Variance from Chapter 2, § 2.06 Industrial District Standards to allow a 30’ rear building setback instead of a 50’ for a site that abuts residential zoned land.

   Parcel No(s): 32-07-10-262-001.000-016

   Represented by: Kevin Studley, Torrey Pine Consulting

   Advertised Public Hearing

   Documents:

   H.1.A PROPERTY OWNER CONSENT FORM.PDF
   H.1.B LEGAL DESCRIPTION.PDF
   H.1.C STAFF REPORT_BZDV-25-5.PDF
   H.1.D SITE PLAN.PDF

2. BZUV-25-2 509 N GREEN ST USE VARIANCE

   A request for a Use Variance to allow a former dog grooming business (C1) to be used as single family residential.

   Parcel No(s): 32-07-11-135-012.000-016

   Represented by: Ryan Tanselle, Hostetter Legal

   Advertised Public Hearing

   Documents:

   H.2.A STAFF REPORT_BZUV-25-2.PDF
   H.2.B CONCEPT PLAN FOR USE VARIANCE.PDF
   H.2.C PROPERTY_OWNER_CONSENT_FORM.PDF
   H.2.D LEGAL DESCRIPTION.PDF

I. COMMUNICATIONS & REPORTS

1. PROPOSED 2026 BZA MEETING DATES

   Documents:

   PUBLIC HEARING SCHEDULE BZA_2026 DRAFT.PDF

J. MISCELLANEOUS BUSINESS

1. NONE

K. CITIZENS COMMENTS RELATING TO AGENDA

L. ELECTION OF OFFICERS

M. 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.