

BZA Application

This application is being submitted for (check all that apply):

- ☒ Variance ☐ Special Exception
☐ Use Variance ☐ Use Classification
☐ Appeal

Applicant Info

| | |
|---|---|
| Name Matt Brauer | |
| Street Address 7132 Zionsville Rd. | |
| City, State, Zip Indianapolis, IN 46268 | |
| Primary Contact Person regarding this petition Matt Brauer | |
| Phone 317-767-1144 | E-Mail mbrauer@thepetersonco.com |
| Other Contact Name | E-Mail |

| For Office Use Only | |
|--|-----------------------------------|
| File # | Fee |
| Filing | TAC |
| Hearing/Meeting | |
| <input type="checkbox"/> Denied | <input type="checkbox"/> Approved |
| <input type="checkbox"/> w/ conditions | |

Property Owner


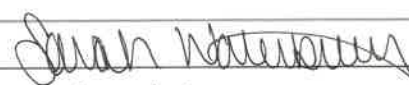
| | |
|---|--------------------------------------|
| Name <small>Lord Realty Holdings, LLC, an Indiana limited liability company, BGP Partners, LLC, an Indiana limited liability company, AJN, LLC, an Indiana limited liability company, and BMWBS, LLC, an Indiana limited liability company, each of whom own an undivided tenant in common interest in Park 130 Phase II and collectively own 100% of such interests.</small> | |
| Street Address PO Box 460459 | |
| City, State, Zip Denver, CO 80246 | |
| Phone | E-Mail glord@lordrealtyco.com |
| Applicant is (circle one): Sole owner Joint Owner Tenant Agent Other (specify) Tenant in Common Ownership | |

Premises Affected

| | |
|---|---|
| 10-digit Parcel Number 0200212001 | |
| Actual/approximate address or location from major streets 5650 Belcher Way | |
| Subdivision Park 130 at Corridor 65 Phase II | Lot Number(s) |
| Total Acreage 38.666 | Flood Zone on Site? Yes |
| Zoning of Subject Property I1 | Use of Subject Property Industrial |
| Zoning of Adjacent Properties | North: I1 South: I1 East: I1 West: I1/R3 |
| Land Use of Adjacent Properties | North: Industrial South: Ag East: Industrial West: Ag/SFH |
| Specific Section(s) of UDO requesting Development Standards Variance from | Section 3.8 (C) 1 |

Notarization

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

| | |
|--|--|
| Signature of Applicant  | |
| Notary Public's Name (printed) Sarah Waterbury | Signature of Notary  |
| My Commission Expires State County 11/13/2030 IN, Marion County | |
| Subscribed and sworn to before me this 7th day of August , 2025 | |

BZA Application Packet



Attachment A: Consent of Property Owner

Complete and submit if applicant is different from property owner.

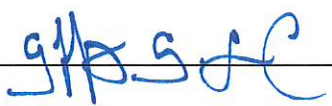
I (we) Lord Realty Holdings, LLC, an Indiana limited liability company, BGP Partners, LLC, an Indiana limited liability company, AJN, LLC, an Indiana limited liability company, and BMWBS, LLC, an Indiana limited liability company (collectively, "Owner", each own an undivided tenant in common interest in certain real estate and Lord Realty Company, LLC, an Indiana limited liability company, is the authorized property manager for Owner.

NAME(S)

After being first duly sworn, depose and say:


- That I/we are the owner(s) of the real estate located at I (we)
5650 Belcher Way, Lebanon, IN 46052
ADDRESS
- That I/we have read and examined the Application and are familiar with its contents.
- That I/we have no objection to, and consent to such request as set forth in the application.
- That such request being made by the applicant (x is) (is not) a condition to the sale or lease of the above referenced property.

(AFFIANT)


Geoffrey G. Lord, Manager
LORD REALTY COMPANY, LLC, an
Indiana limited liability company, as property manager for the Owner

STATE OF COLORADO)
) SS:
COUNTY OF DENVER)

Subscribed and sworn to before me this 6th day of August, 2025.


_____, Notary Public

LYNN ORNELLAS
NOTARY PUBLIC - STATE OF COLORADO
Notary ID 20224017248
My Commission Expires 4/28/2026

My Commission expires: 4/28/2026 County of Residence: Douglas

Attachment B: Notice for Newspapers

Notice is hereby given that I have, as the owner (or with the owner's consent) of the property commonly described as the address of 5650 Belcher Way, and legally described by the attached legal description, have filed a petition before the Whitestown Board of Zoning Appeals, which petition requests a/n

☒ Variance ☐ Special Exception ☐ Use Variance ☐ Appeal

for the said property in order to:

Construct silos and cooling tower in the front yard

This petition, File # _____, will come for hearing at 6:30pm in the Whitestown Municipal Complex, 6210 Veterans Dr, Whitestown, IN 46075, on _____.

In accordance with the Americans with Disabilities Act, if anyone wishes to attend the public hearing on the above referenced matter and is in need of reasonable accommodation in order to hear, present evidence, or participate in the proceedings at the public hearing on this matter, please contact the Sri Venugopalan at sveugopalan@whitestown.in.gov so accommodation can be made. The petition and file on this matter is available for examination by contacting the Planning Staff at (317) 324-1371 or email at planning@whitestown.in.gov. Comments regarding this petition may be submitted at any time to planning@whitestown.in.gov or Whitestown WPC, Whitestown Municipal Complex, 6210 Veterans Dr, Whitestown, IN 46075.

Attach: 1) Legal Description

Attachment C: Notice for Property Owners

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Attach: 1) Legal Description
2) Site/Concept Plan
3) Attachment D, E, F, or H

Attachment D: Standards for Evaluating a Variance

Use the following form or attach a separate sheet(s) to explain the Variance request. The BZA's decision shall be based upon how each of the following statutory requirements is justified in the request.

Petition Information

Describe the proposed use of the property (type of use, hours of operation, access, necessary construction, employees, etc.):

Manufacture, storage, and distribution of plastic bottles for consumer goods. Operations will be 24 hours per day, 5 days per week. Three shifts per day. There will be 45 people on site during the largest shift, 30 in the plant and 15 in the office. No members of the public or visitors are expected to be on site.

Anticipated truck traffic is 8-10 trucks per day for shipping operations on the west side of the building and 3 trucks per week to service and fill the silos on the east side of the building. 150 – 180 car trips per day are anticipated to service the three shifts.

The silos and cooling tower are required as part of the manufacturing process and need to be adjacent to the manufacturing process and utility connections. The two-level equipment enclosure building area is required to house the injection molding equipment.

Standards for Evaluation

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

- A. **The elevated cooling tower will be screened by pre-finished metal louvers or wall panels that will be complimentary to the building material colors.**
- B. **Only two silos are planned for the initial manufacturing operation, and they will be similar in color to the building. Filling operations will occur 3 times per week.**
- C. **The manufacturing operations and equipment will be limited to the east side of the building opposite of the adjoining R-3 Residential zoning District that is west of this site along Belcher Way (C.R. 550 South). See limited use note 18, UDO Table 2.5 Industrial, Manufacturing and Wholesale Uses – I-1 Zoning.**
- D. **All manufacturing operations will be within the building.**

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

- A. **The site is surrounded by I-1 Zoning in an established industrial area with the exception the small adjoining R-3 Zoning District that is due west of this site on Belcher Way.**
- B. **The manufacturing operations will be over 1,000 feet away on the other side of the existing building from the R-3 District.**
- C. **The cooling tower, silos, equipment enclosure building, and proposed screening will be in character with the adjoining industrial properties.**

3. The strict application of the terms of the Ordinance will continue the unusual and unnecessary hardship as applied to the property for which the variance is sought because...

- A. **The major utilities required for the manufacturing processes are currently located on or will enter from the C.R. 475 East of the site.**
- B. **If the silos and the cooling tower are located on the west side of the building the Tenant will lose efficiency in their process and incur additional piping and material handling costs to cross the existing building.**
- C. **If the manufacturing operations, cooling tower and silos are relocated to the west side of the existing building they will be within 550' of the existing R-3 Zoning District and will be visible to that district.**

Form 1: Adjacent Property Owners Notified by Mail

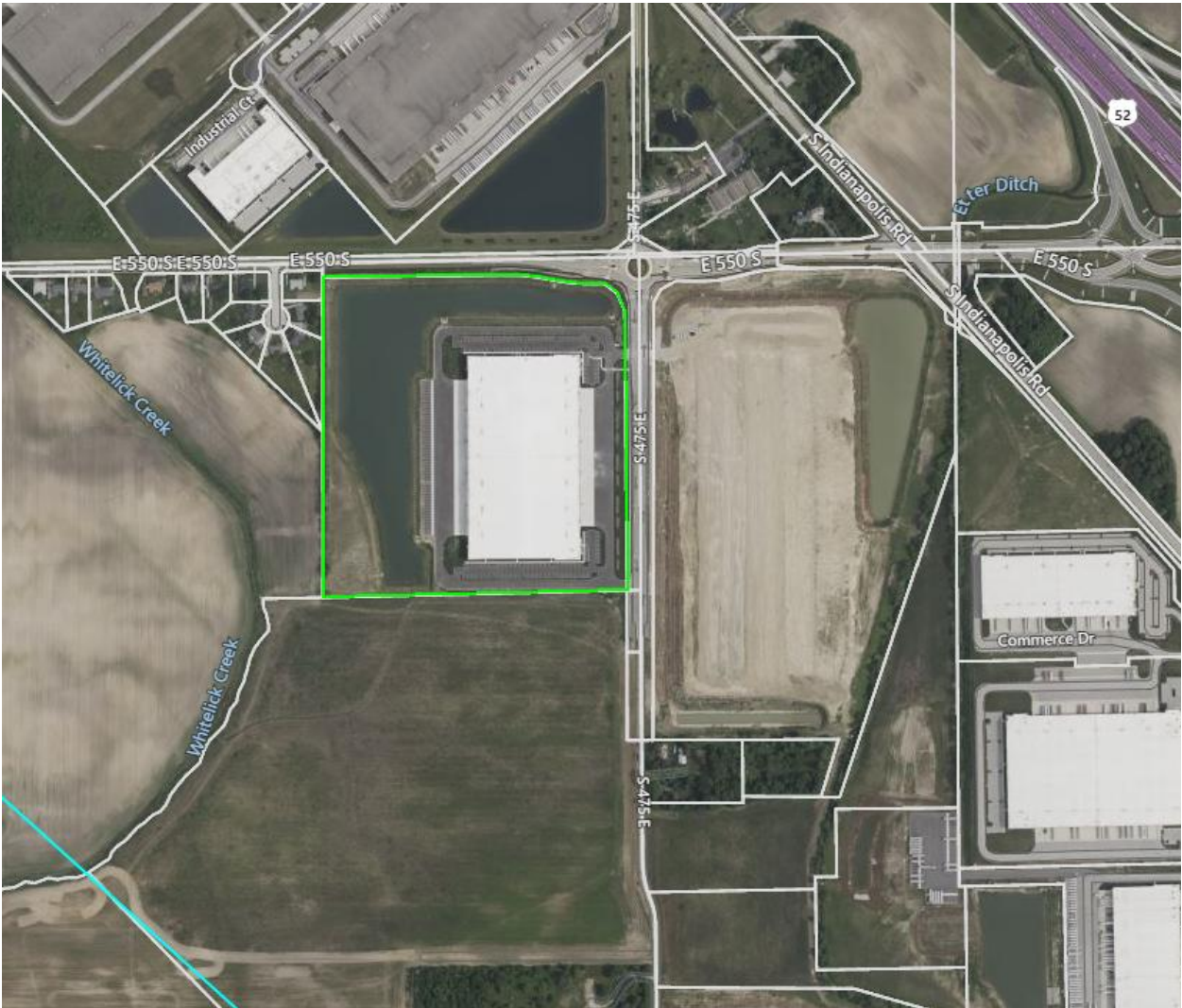
If property owners are to be notified by mail, either complete this form or provide a list with the same information. Make additional copies if necessary.

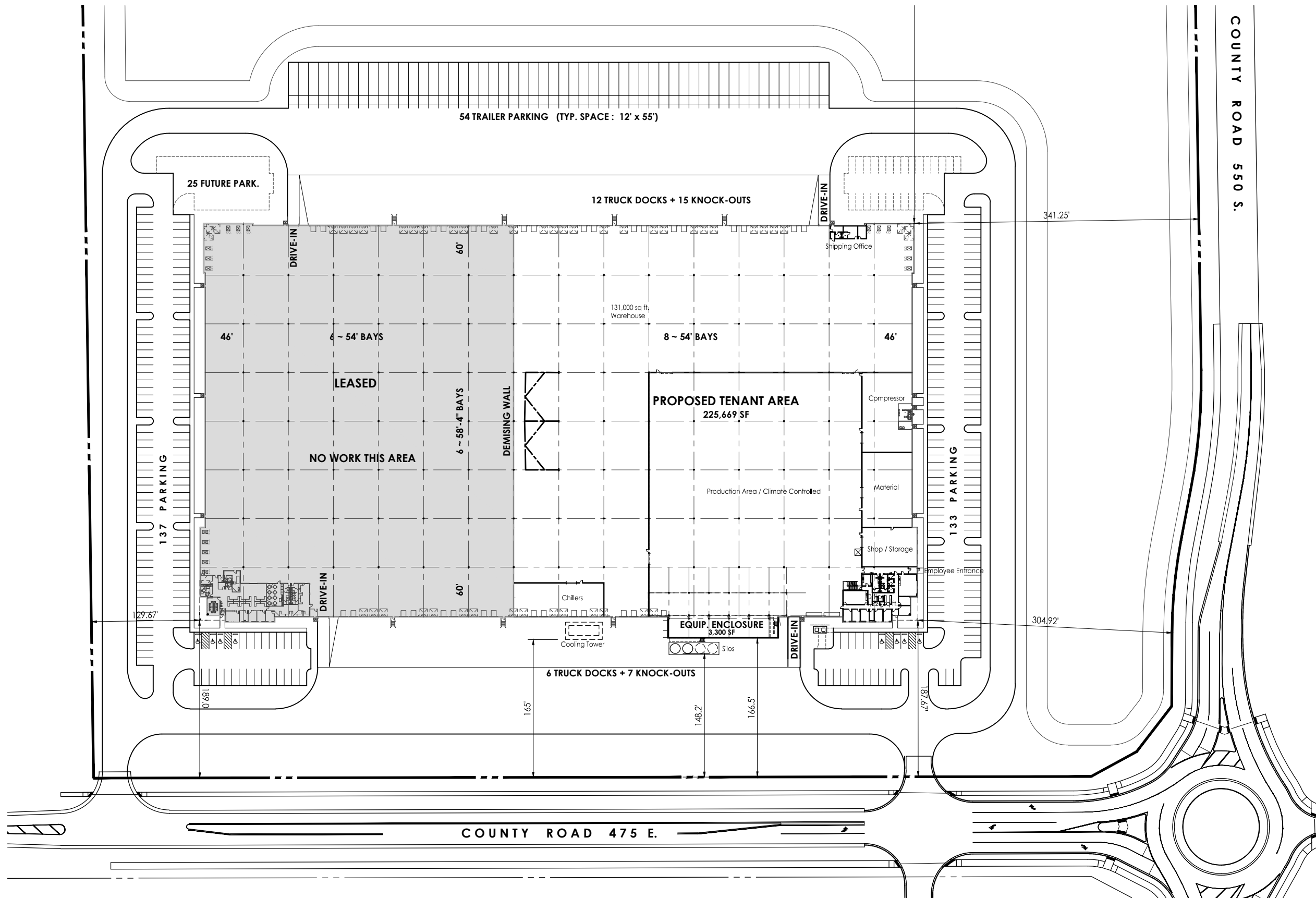
| Name and Address of Sender | | | Type of Mail: <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certificate of Mailing ONLY | |
|---|----------------|---|--|---------|
| Line | Name & Address | Postage | Fee | Remarks |
| 1 | | | | |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 5 | | | | |
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| 7 | | | | |
| 8 | | | | |
| 9 | | | | |
| 10 | | | | |
| Total number of pieces listed by sender: | | Total number of pieces received at Post Office: | POSTMASTER, per (name of receiving employee) | |
| Affix stamp here if issued as certificate of mailing or for additional copies of this bill. POSTMARK AND DATE OF RECEIPT: | | | Page _____ of _____ | |

LIST OF ADJOINING PROPERTY OWNERS

| name | add1 | add2 | add3 |
|--------------------------------|-----------------------------|------------|---------------------------|
| SMITH E BRENT & TRICIA | 4302 S 875 E | | ZIONSVILLE, IN 46077 |
| PERRY INDUSTRIAL PARK II AND I | ONE AMERICAN SQ, STE 1800 | | INDIANAPOLIS, IN 46282 |
| PALMER LOGISTICS (MIDWEST 3) A | 5 BRYANT PARK | 28TH FLOOR | NEW YORK, NY 10018 |
| HUMANE SOCIETY FOR BOONE COUNT | 5366 S INDIANAPOLIS RD | | WHITESTOWN, IN 46075 |
| PERRY INDUSTRIAL PARK II AND I | ONE AMERICAN SQ, STE 1800 | | INDIANAPOLIS, IN 46282 |
| HUMANE SOCIETY FOR BOONE COUNT | 5366 S INDIANAPOLIS RD | | WHITESTOWN, IN 46075 |
| LORD REALTY HOLDINGS LLC - ETA | PO BOX 460459 | | DENVER, CO 80246 |
| LORD REALTY HOLDINGS LLC - ETA | PO BOX 460459 | | DENVER, CO 80246 |
| 65 COMMERCE WEST INDUSTRIAL HO | 280 E 96TH ST SUITE 250 | | INDIANAPOLIS, IN 46240 |
| TOWN OF WHITESTOWN INDIANA | 6210 VETERANS DR | | WHITESTOWN, IN 46075 |
| LORD REALTY HOLDINGS LLC - ETA | PO BOX 460459 | | DENVER, CO 80246 |
| RIEGELFARM PROPERTIES LLC | 9447 W SR 32 | | JAMESTOWN, IN 46147 |
| HUSKEY EMILY & KYLE | 7319 FAWN HILL RD | | CHANHASSEN, MN 55317 |
| NEWMAN MICHAEL E & LESLIE M | 116 SANDERS CT | | LEBANON, IN 46052 |
| WELLMAN LISA CHRISTINA | 14050 NE OCHOCO HWY | | PRINEVILLE, OR 97754 |
| 100 ACRE INVESTMENTS LLC | PO BOX 236 | | BROWNSBURG, IN 46112 |
| SHEPHERD STEVEN L | 4395 E 550 S | | LEBANON, IN 46052 |
| R&R PROPERTY VENTURES LLC | 6850 S 280 E | | LEBANON, IN 46052 |
| 100 ACRE INVESTMENTS LLC | 8416 COUNTY RD 650 E | | BROWNSBURG, IN 46112 |
| SWEENEY NORMA J | 4345 E 550 S | | LEBANON, IN 46052 |
| 100 ACRE INVESTMENTS LLC | 8416 COUNTY ROAD 650 E | | BROWNSBURG, IN 46112 |
| PERRY INDUSTRIAL PARK II AND I | ONE AMERICAN SQ, STE 1800 | | INDIANAPOLIS, IN 46282 |
| TOWN OF WHITESTOWN INDIANA | 6210 VETERANS DR | | WHITESTOWN, IN 46075 |
| AREIT WHITESTOWN DC III LLC | P.O.BOX 250329 | | ATLANTA, GA 30325 |
| NATIONAL RETAIL PROPERTIES LP | 8822 S RIDGELINE BLVD SUITE | | HIGHLANDS RANCH, CO 80129 |
| TOWN OF WHITESTOWN INDIANA | 6210 VETERANS DR | | WHITESTOWN, IN 46075 |
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Aerial Map





Site Plan
 Scale: 1" = 120'-0" (11" x 17")
 0 40' 80' 120' 240'
 Site Area : ± 38.6 Acres



Representative Exterior Improvements – Equipment Enclosure Area & Silos

This is a picture of this Tenants facility in Louisville. The equipment enclosure area will be painted to match the existing building as in the picture below.



Representative Exterior Improvements – Cooling Tower

This is a picture of this Tenants facility in Louisville. While this cooling tower is similar to the one that will be used at this building, we will be adding screening to this cooling tower so you will not be able to see the mechanical equipment as shown below.

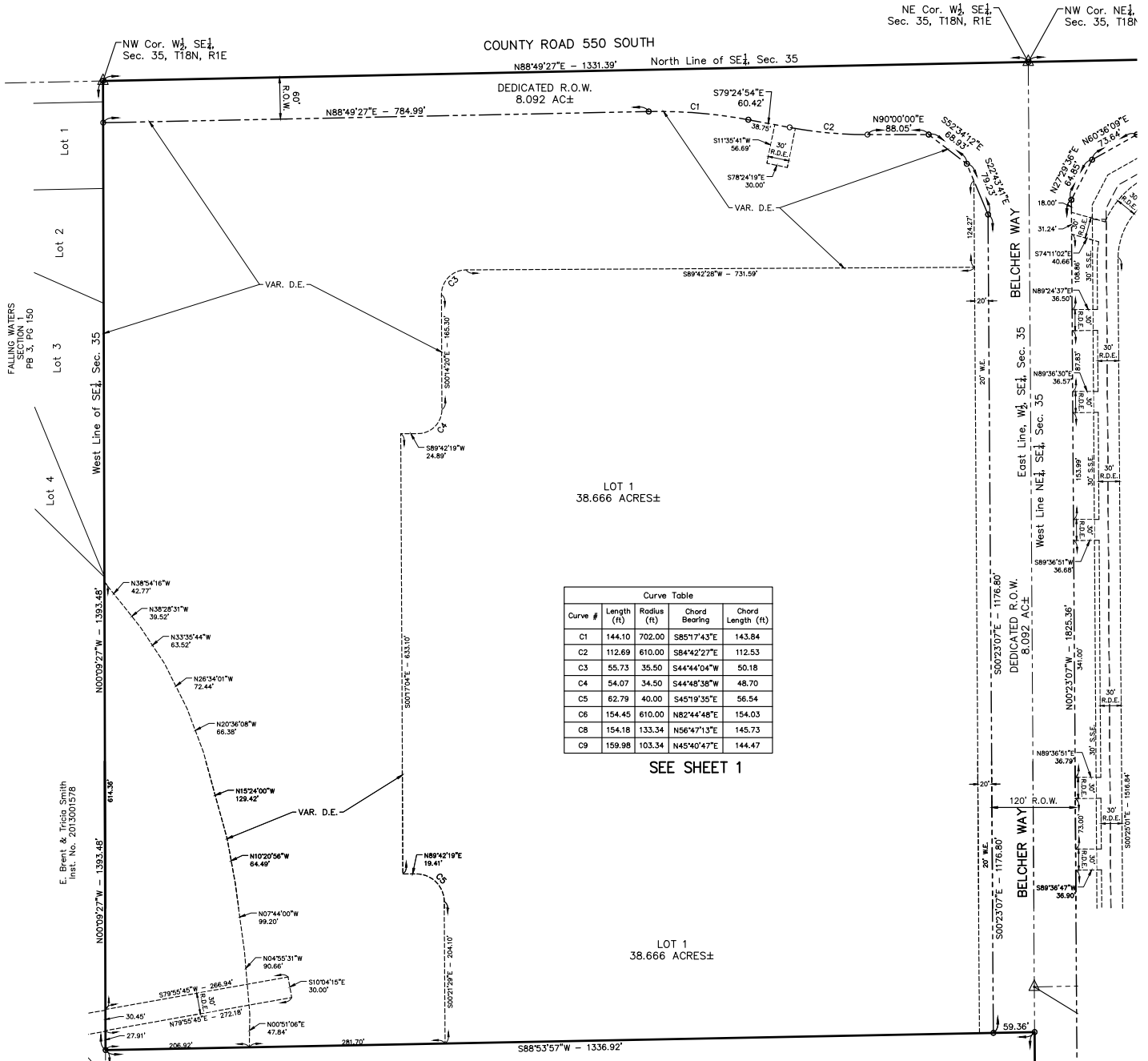


Representative Screening for Cooling Tower

We are planning to use a screening material somewhat similar to what is shown below to complete shield the Cooling Tower from view.



PARK 130 at CORRIDOR 65
PHASE II - SECONDARY PLAT
TOWN OF WHITESTOWN · BOONE COUNTY · INDIANA
 PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 1 EAST



Lot 1 of Park 130 at Corridor 65 Phase II, a subdivision lying within the Town of Whitestown, Boone County, Indiana, per plat recorded on May 15, 2024 as Instrument number 2024004220 in the Office of the Boone County Recorder.