

Staff Report – Board of Zoning Appeals

Docket #:	BZA2025-014 Dev. Standard Variance	Hearing Date:	April 28, 2025
Applicant:	Troy P. Franklin Jr. 1408 Griffith Rd, Greenwood, IN 46143		
Owner:	Troy P. Franklin Jr. 1408 Griffith Rd, Greenwood, IN 46143		
Subject Property Address:	1408 Griffith Rd, Greenwood, IN 46143		
Staff Contact:	Gabe Nelson, nelsong@greenwood.in.gov, 317-887-5230		

Request:

Petitioner is requesting relief from the following section of the Unified Development Ordinance:

1. Section 10-03-13 (C)(6) Accessory Structures, to allow an accessory structure over 300 square feet to not have a 36" masonry wainscot.

Location:

The subject property is located at the southwest corner of Griffith Rd. and a private drive.

Parcel ID # 41-05-01-033-031.000-047

Exhibit A – Aerial Map

Existing & Surrounding Zones/Land Uses:

Existing: Agriculture (AG) / Single Family Residential
 North: Agriculture (AG) / Single Family Residential
 South: Agriculture (AG) / Single Family Residential
 East: Agriculture (AG) / Single Family Residential (Johnson County Zoning)
 West: Agriculture (AG) / Single Family Residential

Exhibit B – Existing Zoning Map

Indiana Code Reference(s): Section 36-7-4-918.5 (Development Standards Variances)

Statutory Criteria:

- Indiana Code Section 36-7-4-918.5 Dimensional/Development Standard Variances may be approved only upon a determination in writing that:
 1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
 2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner;
 3. The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property.
- Indiana Code Section 8-21-10-3 No Hazard to Air Navigation (**if applicable**): The structure is regulated under Indiana Code 8-21-10-3 and the Board of Zoning Appeals has received a copy of the Determination of No Hazard to Air Navigation issued by the Federal Aviation Administration and the Board of Aviation Commissioners has been delivered notice in accordance with Indiana Code 8-21-10-3 not less than sixty days before the proposal is considered.

VARIANCE #1: To allow an accessory structure over 300 square feet to not have a 36" masonry wainscot.

Greenwood Code References: Unified Development Ordinance, Section 10-03-13 (C) Accessory Structures, (6) Accessory structures over 300 square feet shall have a 36-inch tall mortared masonry wainscot and shall utilize wood, fiber cement, masonry, steel or the same materials as the primary structure for the balance of the façade.

Petitioner's Detailed Statements of Reasons and Staff Comments:

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

The wainscot is cosmetic only and will not affect any of the above.

Staff Comment: Staff agrees with the petitioner's statement, that the presence of the wainscoting will not affect public safety or the general welfare of the community.

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

This variance is cosmetic only and will not affect any area adjacent to property.

Staff Comment: It is unknown how the lack of wainscoting will affect surrounding property values. The intent of the 36 inch masonry wainscoting is to balance the façade of the primary residence. The primary residence is brick, as are most of the surrounding properties. The subject structure is a pole barn which was constructed without proper city approval.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

The addition of masonry for cosmetic purposes is unnecessary for this type of building. This building looks pleasing without the additional masonry.

Staff Comment: The petitioners statement does not identify a practical difficulty resulting from the strict application of the zoning code. It states an opinion that the building looks pleasing without the masonry wainscoting.

4. The structure is/is not regulated under Indiana Code 8-21-10-3 for hazard air navigation.

N/A

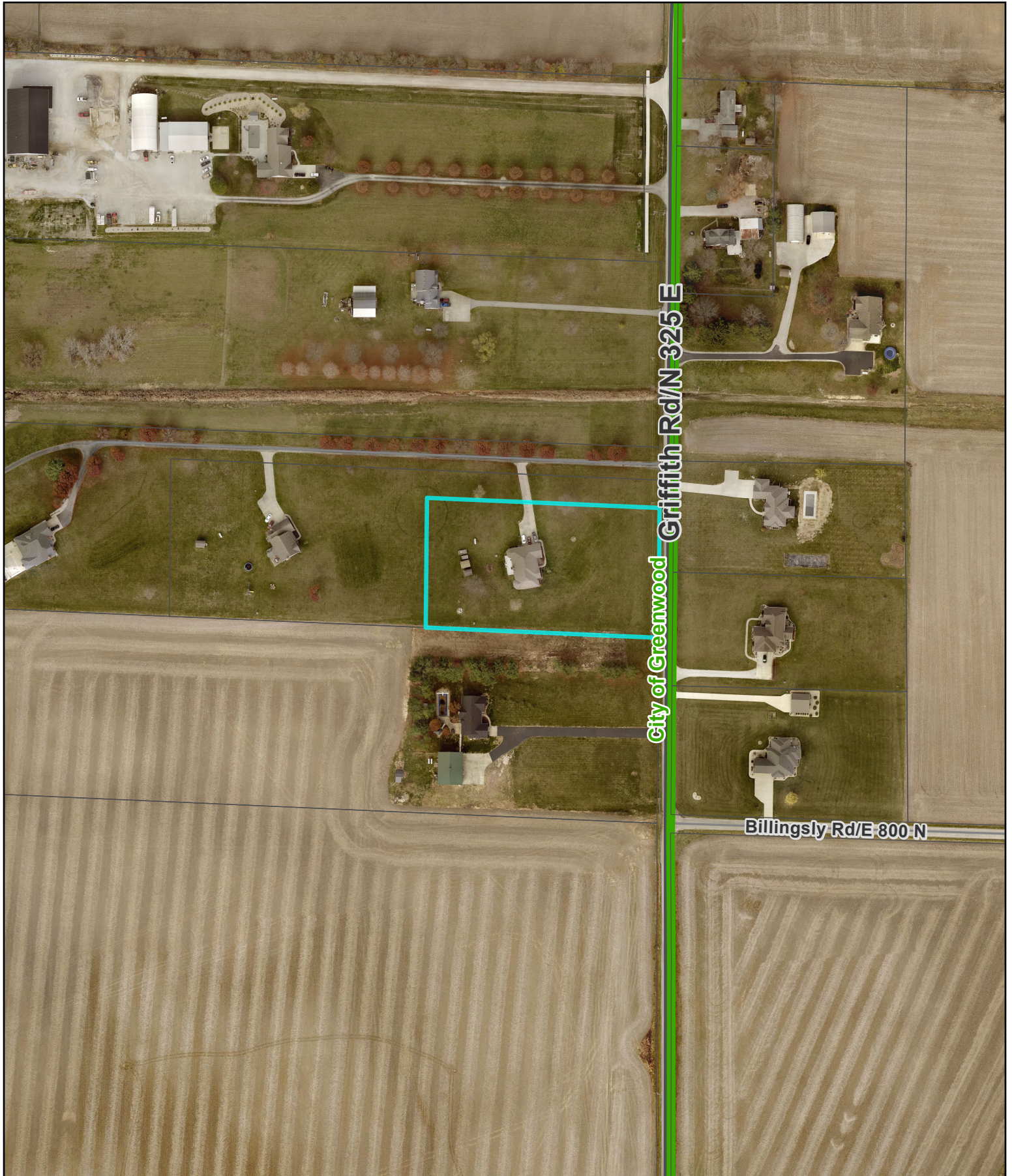
Recommendation and Proposed Conditions:

Staff provides an **unfavorable recommendation**. The structure was built without proper approval from the city. This structure has four walls and therefore a masonry wainscoting could have been applied. If the Board finds that a practical difficulty exists, Staff recommends the following condition:

1. Petitioner shall install a planting strip with a minimum width of three (3) feet along the full length of the foundation facing the north, to include any of the following: shrubs, flowers, long grasses, shade or evergreen trees at the recommended spacing by plant type.

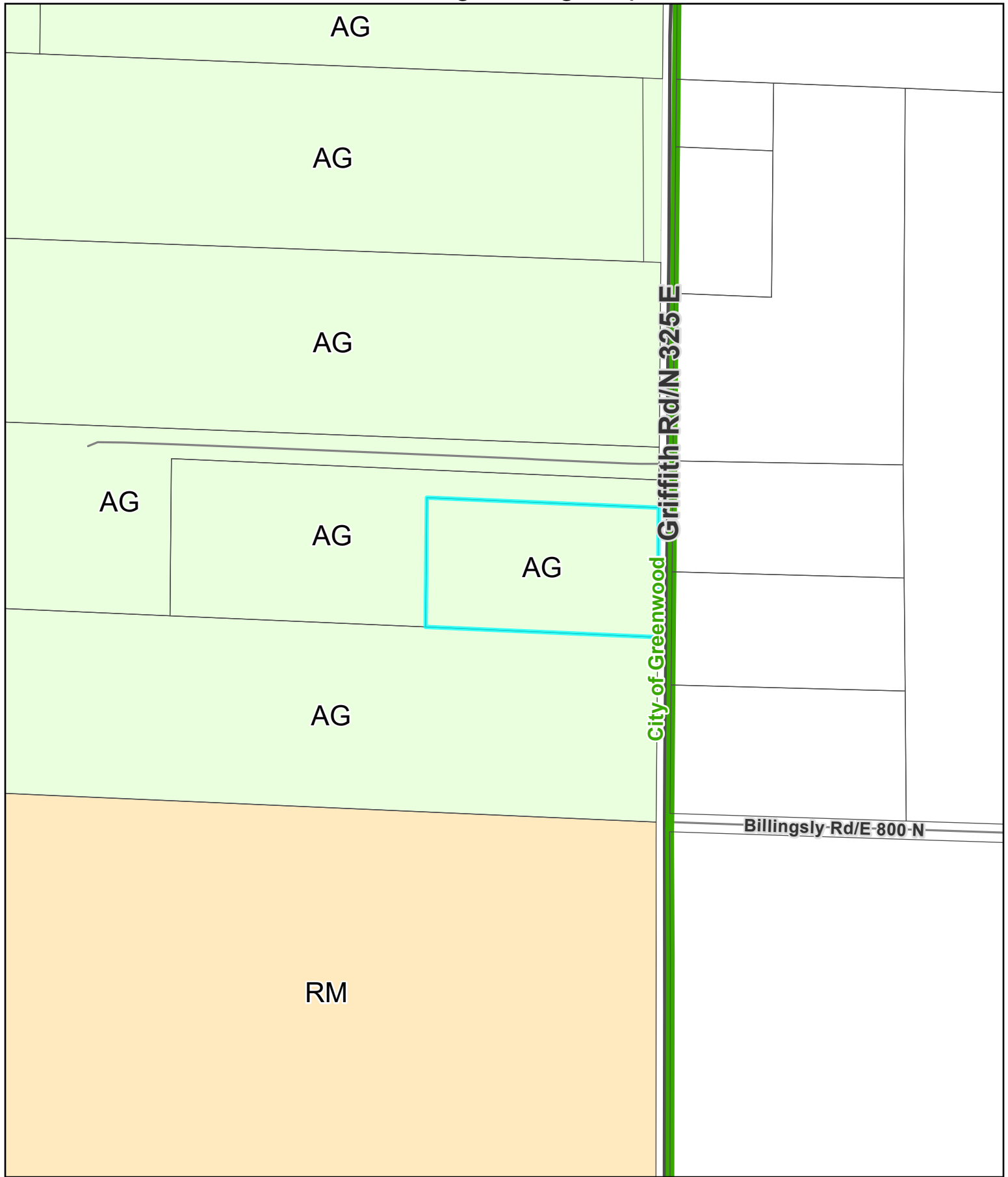
Attachments:

Exhibit A – Aerial Vicinity Map
Exhibit B – Zoning Map
Exhibit C – Site Plan
Exhibit D – Proposed Elevations
Exhibit E – Actual Structure



Existing Zoning Map

Exhibit B



Greenwood City Boundary	CS - Commercial Small	OTR - Old Town Residential	RA - Residential Attached Single-Family
AC - Airport	IC - Interstate Commercial	OS - Open Space	RMC - Residential Multi-Unit Complex
AG - Agriculture	IL - Industrial Large	PUD - Planned Unit Development	RMH - Residential Mobile Home
CL - Commercial Large	IM - Industrial Medium	RL - Residential Large Lot	
CM - Commercial Medium	OT - Old Town	RM - Residential Medium Lot	



Exhibit C

235'

430'

425'

230'



Exhibit D1



Exhibit D2



→ North

Exhibit E

