



Board of Zoning Appeals

Date: Monday, February 13, 2023

Time: 6:00 PM

**Place: Council Chambers
Greenwood City Center Building
300 South Madison Avenue
Greenwood, IN 46142**

Doors Open at 5:45PM

This meeting will also be available via Zoom; if you desire to attend virtually, click “Join Zoom Meeting” below.

For assistance with or connecting to this meeting, please contact the After Hours IT Department Support Line at 317-868-0025.

MEETING AGENDA

I. Call to Order

II. Approval of Minutes

A. Meeting Minutes from January 23, 2023

III. Special Requests/Continuances

None.

IV. Findings of Fact

None.

V. Old Business

- A. [BZA2022-046 Use Variance](#), Petitioner, RaceTrac is requesting approval of a use variance in order to operate a Vehicular - Gasoline with Convenience Sales development at 1694 E Main Street and unaddressed parcel #41-02-34-013-005.000-030. Vehicular - Gasoline with Convenience Sales is not a permitted use in the Industrial Medium (IM) zone.
- B. [BZA2022-047 Development Standards Variance](#), Petitioner, RaceTrac, is requesting relief from the following sections of the Unified Development Ordinance:

1. Section 10-03-16 (L) Specific Use Standards, Fueling Stations (1), to increase the maximum number of fuel stations from 8 to 15 and maximum number of pumps from 16 to 23
2. Section 10-03-16 (L) Specific Use Standards, Fueling Stations (3) to allow a fueling station to be located within 600' of another fueling station

VI. Old Business from the Floor

None.

VII. New Business - staff reports are linked to each docket

- A. **BZA2022-048 Use Variance**, Petitioner, Menard Inc, is requesting approval of a use variance in order to operate an Outdoor Storage Facility at 300 Marlin Drive, parcel # 41-03-35-044-049.000-041. Outdoor Storage Facilities are not a permitted use in the Commercial Large (CL) zone.
- B. **BZA2023-001 Development Standards Variance**, Petitioner, CrossRoad Engineers, on behalf of Amanda Cottingham Johnson, is requesting relief from the following sections of the Unified Development Ordinance:
 1. Section 10-03-13 (C) Accessory Structures (10) Accessory structures must be located in a rear yard, to allow an accessory structure in a side yard
 2. Section 10-02-19 (A) Commercial Medium Format Development Standards, Side Yard Setback, to reduce the side yard setback from 20' to 0'
- C. **BZA2023-002 Development Standards Variance**, Petitioner, The Garrett Companies, is requesting relief from the Unified Development Ordinance, Section 10-02-16; Residential Multi-Unit Complex (RMC) Building Height, to reduce minimum height from 30' to 26'

VIII. New Business from the Floor

None.

IX. Announcements

None.

X. Adjournment

Join Zoom Meeting

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Meeting ID: 811 2428 9503

Passcode: 1234

Members of the public wishing to observe the meeting may do so using the link provided on the website for this meeting. Public attendees will be muted and will have video disabled. Public comment will be handled according to procedures to be announced by the presiding officer. In the event of an excessive number of participants or unforeseen technical or practical issues, the meeting may be terminated and restarted.

Next Meeting Date: Monday, February 27, 2023 at 6:00PM

In accordance with the American with Disabilities Act, the City of Greenwood is required to provide reasonable accommodations to persons with disabilities wishing to attend public meetings. Accommodations are available upon request to persons with disabilities who require alternately formatted materials, auxiliary aids, or reasonable modifications to policies and procedures to ensure effective communication and access to the public meetings. If you require accommodation to attend the meeting, please contact Mark St. John Public Access ADA Coordinator, at 300 S. Madison Avenue, Greenwood, Indiana 46142, Tel: (317) 887-5000, Fax: (317) 887-5616, or contact Telecommunications Relay Services (TRS) at 711 to relay your request. Please allow at least two business days to arrange for accommodations.