



Board of Zoning Appeals

Date: Monday, February 27, 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 February 13, 2023

III. Special Requests/Continuances

None.

IV. Findings of Fact

- A. **BZA2022-048 Use Variance**, Petitioner, Menard Inc, for the property directly south of 300 S. Marlin Drive
- B. **BZA2023-001 Development Standards Variance**, Petitioner, CrossRoad Engineers, on behalf of Amanda Cottingham Johnson, for the property located at 1464 W Stones Crossing Road
- C. **BZA2023-002 Development Standards Variance**, Petitioner, The Garrett Companies, for the property located at 374 N. Emerson Drive

V. Old Business

None.

VI. Old Business from the Floor

None.

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

A. **BZA2023-003 Development Standards Variance**, Petitioner, Timothy Crump, 249 N. Madison Avenue, is requesting relief from the following sections of the Unified Development Ordinance:

1. Section 10-03-14 (F) Old Town Design Standards, Front Elevations (A), to reduce amount of masonry on front elevations from 75% to 10% (Front Building)
2. Section 10-03-14 (F) Old Town Design Standards, Front Elevations (B), to reduce transparency from 60% to 10% (Front Building)
3. Section 10-03-14 (F) Old Town Design Standards, Front Elevations (A), to reduce amount of masonry on front elevations from 75% to 10% (Rear Building)
4. Section 10-03-14 (F) Old Town Design Standards, Front Elevations (B), to reduce transparency from 60% to 10% (Rear Building)
5. Section 10-03-14 (F) Old Town Design Standards, Balconies, to allow natural wood railings

B. **BZA2023-004 Development Standards Variance**, Petitioner, Thomas Vander Luitgaren, on behalf of Shri Mangalamurti Inc., 1281 Southpark Drive, is requesting relief from the following sections of the Unified Development Ordinance:

1. Section 10-03-14 (D) Commercial Building Design Standards, Front Elevations (1), to reduce amount of masonry on front elevations from 50% to current amount
2. Section 10-03-14 (D) Commercial Building Design Standards, Front Elevations (6), to allow for the use of thru-air units on a front elevation
3. Section 10-03-09 (G) Screening: Mechanical Equipment (1), to allow for the use of quality vinyl fencing to screen mechanicals on the west side of the building
4. Section 10-03-08 (L) Menu of On-Premises Signs Allowed by Permit (2), Pole Signs, to allow two pole signs on a single building parcel

C. **BZA2023-005 Development Standards Variance**, Petitioner, Donna Wiggin, 602 Northgate Drive, is requesting relief from the following sections of the Unified Development Ordinance:

1. Section 10-03-09 (C) Fence Height, (2) to allow a six-foot fence in a front yard
2. Section 10-03-09 (D) Fence Opacity (1), to allow greater than 50% opacity for a fence located in a front yard

- D. **BZA2023-007 Use Variance**, Petitioners, Jaden Feller and La Donna Feller, are requesting approval of a use variance in order to operate a salon at 241 W. Main Street. Salons are not a permitted use in the Old Town (OT) zone.

VIII. New Business from the Floor

None.

IX. Announcements

None.

X. Adjournment

Join Zoom Meeting

<https://us06web.zoom.us/j/86524341684?pwd=Um1vSmdnWDVKc0Z0YjduendCNUVXdz09>

Dial by your location

+1 312 626 6799

Meeting ID: 865 2434 1684

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, March 13, 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.