



Board of Zoning Appeals

Date: Monday, April 10, 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 March 27, 2023

III. Special Requests/Continuances

A. **BZA2022-046 Use Variance**, Petitioner, RaceTrac is requesting a continuance to the May 8, 2023 BZA meeting

B. **BZA2022-047 Development Standards Variance**, Petitioner, RaceTrac, is requesting a continuance to the May 8, 2023 BZA meeting

IV. Findings of Fact

A. **BZA2023-009 Development Standards Variance**, Petitioner, Bill Anderson, on behalf of Greenwood Estates, for Lots 68 and 71 on W. Acree Street

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
- C. [BZA2023-010 Development Standards Variance](#), Petitioner, Chris Magness, is requesting relief from the Unified Development Ordinance, Section 10-03-14 (B), Single Family Residential Building Design Standards; Exterior Materials, Path 2 (B) to allow the use of metal siding; and to allow relief from 10-03-14 (B); Trim, to allow the use of metal trim

VI. Old Business from the Floor

None.

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

- A. [BZA2023-011 Development Standards Variance](#), 711-713 Fry Road, Petitioner, Matt Davis, is requesting relief from the following sections of the Unified Development Ordinance:
1. Section 10-03-14 (D); Side & Rear Elevations, 1. Side elevations shall be fully clad in the predominant material of the front elevation. Petitioner requests materials other than the dominant material on the sides and rear of the building.
 2. Section 10-03-14 (G); General Design Standards, 8. All sides of a structure shall be architecturally similar with no blank facades. Petitioner requests a blank facade on a side wall.
- B. [BZA2023-012 Development Standards Variance](#), 2871 South State Road 135, Petitioner, Tim Overmyer, on behalf of JCBank, is requesting relief from Section 10-03-08 (L); Menu of On-Premise Signs (2) Building Signs; Monument Signs, to allow a reduction of the sign face surround to zero feet
- C. [BZA2023-013 Development Standards Variance](#), Petitioner, Jim Hill, on behalf of Vista Hills Animal Hospital, is requesting relief from the following sections of the Unified Development Ordinance:
1. Sec. 10-02-18 Commercial Small Format Zone (A), Front Yard Setback, and Sec. 10-02-19 Commercial Medium Format Zone (A), Front Yard Setback, to increase the maximum building setback from 50 feet (CS) and 80 feet (CM) to 141 feet

2. Sec. 10-02-18 Commercial Small Format Zone (A), Parking Location, and
Sec. 10-02-19 Commercial Medium Format Zone (A), Parking Location, to
allow parking in a front yard

VIII. New Business from the Floor

None.

IX. Announcements

None.

X. Adjournment

Join Zoom Meeting

<https://us06web.zoom.us/j/82855523647?pwd=RVJMUWxqVmRnZHZOUFBsMWMwK0wyUT09>

Dial by your location

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Meeting ID: 828 5552 3647

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, April 24, 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.