



## Board of Zoning Appeals

**Date: Monday, May 8, 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 April 24, 2023

**III. Special Requests/Continuances**

None.

**IV. Findings of Fact**

A. **BZA2023-010 Development Standards Variance**, Petitioner, Chris Magness, for 1338 W. Curry Road

B. **BZA2023-015 Development Standards Variance**, Petitioner, Russell Brown, on behalf of Quik Trip, for the SE corner of Graham Road & E. Main 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

**VI. Old Business from the Floor**

None.

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

A. [BZA2023-016 Development Standards Variance](#), 2441 E. Main Street, Petitioner, F.A. Wilhelm Construction Company, on behalf of Eli Lilly & Company, is requesting relief from Section 10-03-09 (C) Fence Height, (2) to allow a six foot tall fence in a front yard

B. [BZA2023-017 Development Standards Variance](#), 1387 W. Stones Crossing Road, Petitioner, James Coop, is requesting relief from the following sections of the Unified Development Ordinance:

1. Sec. 10-03-13 (C) Accessory Structures, (6) to remove the requirement for a 36 inch wainscot of mortared masonry for accessory structures over 300 square feet
2. Sec. 10-03-13 (C) Accessory Structures, (7) to allow a 4,608 square foot accessory structure exceeding the UDO maximum of 150% of the enclosed square footage of the primary structure
3. Sec. 10-03-02 (F) Parking Area Surfaces, (4) to allow a gravel driveway extension

C. [BZA2023-018 Development Standards Variance](#), Petitioner, Eric Prime, on behalf of Dexios Food Ventures LLC, is requesting relief from Section 10-03-09 (G) Screening: Mechanical Equipment, (1) to allow screening to be of a material other than the predominant building material

**VIII. New Business from the Floor**

None.

**IX. Announcements**

None.

**X. Adjournment**

Join Zoom Meeting

<https://us06web.zoom.us/j/89110895238?pwd=UzFzbmAzclJYRE9ibnJuanpzc3lRQT09>

Meeting ID: 891 1089 5238

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, May 22, 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.