

Staff Report – Board of Zoning Appeals

Docket #:	BZA2024-006 Development Standard Variance	Hearing Date:	March 25, 2024
Applicant:	Susan Harris, 1422 Vinewood Drive, Greenwood, 46143		
Owner:	Susan Harris, 1422 Vinewood Drive, Greenwood, 46143		
Subject Property:	1422 Vinewood Drive, Greenwood, 46143		
Staff Contact:	Gabe Nelson, nelsong@greenwood.in.gov, 317-887-5230		

Request:

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

1. Section 10-03-13 (C)(2) Accessory Structures, types of structures permitted, to allow for a second accessory structure of the same type

Location:

The subject property is located in the Copperfield Subdivision, Lot 9. Parcel ID # 41-05-03-033-047.000-025

Exhibit A – Aerial Map and Exhibit C – Legal Description

Existing & Surrounding Zones/Land Uses:

Existing: Residential Medium (RM), Single Family Residential – Copperfield
 North: Residential Medium (RM), Single Family Residential – Copperfield/Woodgate
 South: Residential Medium (RM), Single Family Residential – Copperfield
 East: Residential Medium (RM), Single Family Residential – Copperfield/Crooked Bend
 West: Residential Medium (RM), Single Family Residential – Copperfield/Villages of Grassy Creek
 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 for a second accessory structure of the same type

Greenwood Code References: Unified Development Ordinance, Section 10-03-13 (C) Accessory Structures, (2) Two accessory structures of differing types shall be permitted per property. Types shall be defined as:

a. Detached Garage, b. Accessory Dwelling Unit, c. Pool house, d. Shed or Barn

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:

There will be no animals or perishable items stored in the barn. It will primarily be used to store household items such as patio furniture and landscaping materials.

Staff Comment: Staff agrees with petitioner's statement. There is sufficient space in the back yard for a second shed and still meet setback and lot coverage requirements.

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:

The barn will be built, painted, and roofed to look like the existing home.

Staff Comment: Staff agrees with petitioner's statement. The proposed shed will compliment the existing home and will add value to the property without negatively affecting any nearby properties.

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

Items which will be neatly stored in the barn will have to be left out in the open without a second barn.

Staff Comment: Staff agrees with petitioner's statement. There is currently only one accessory structure on the property, a one hundred twenty (120) square foot shed. The UDO allows for two accessory structures, but only one per type (Detached Garage, Accessory Dwelling Unit, Pool house, or Shed or Barn). The size and layout of the lot essentially excludes the other permitted types of accessory structures.

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

Not applicable

Recommendation and Proposed Conditions:

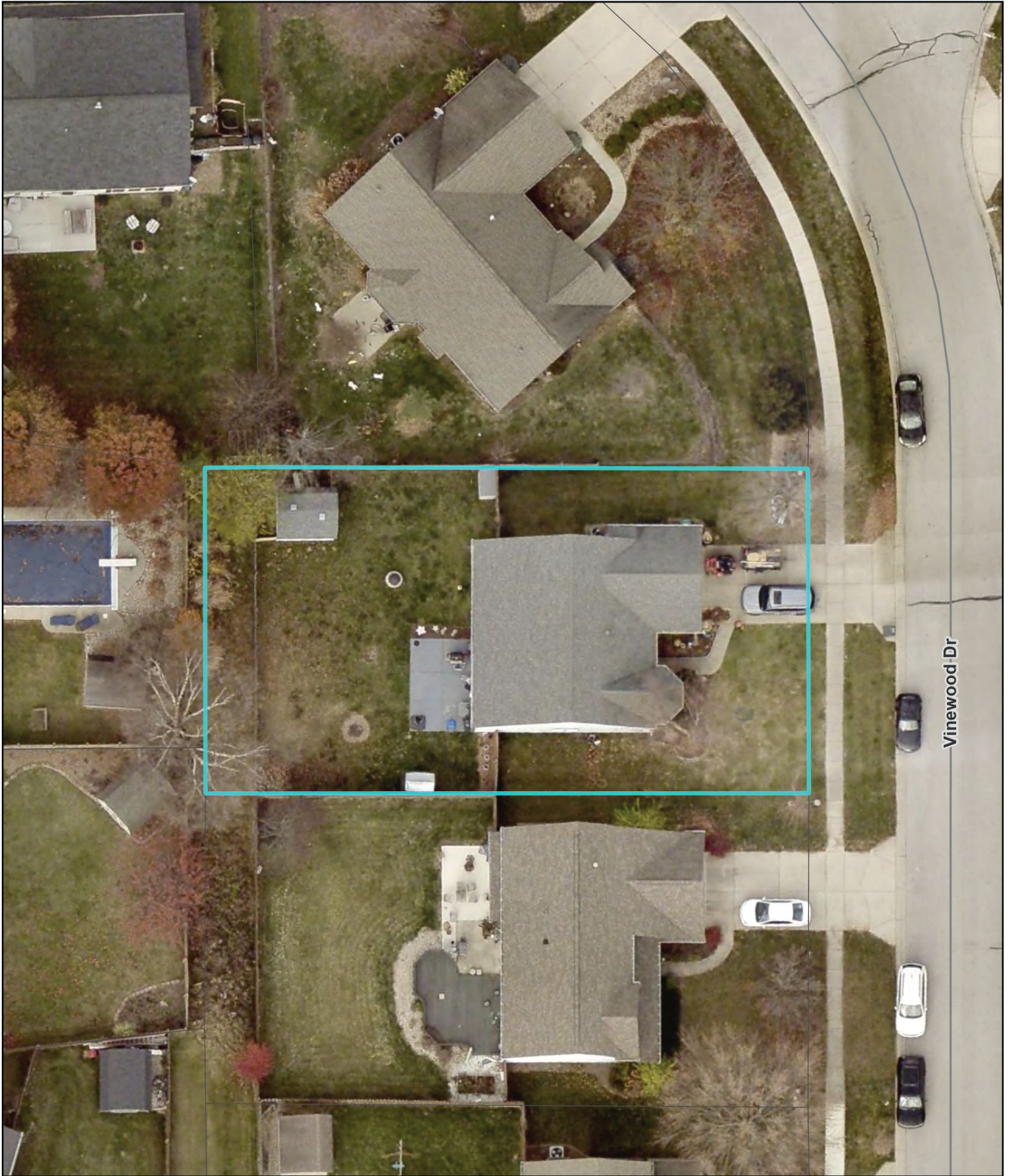
It is of Staff opinion that this request meets all of the applicable provisions to be granted.

Staff provides a **favorable recommendation** with the following proposed condition:

1. The final plans shall substantially conform to the site plan depicted in Exhibit D and shed details depicted in Exhibit E

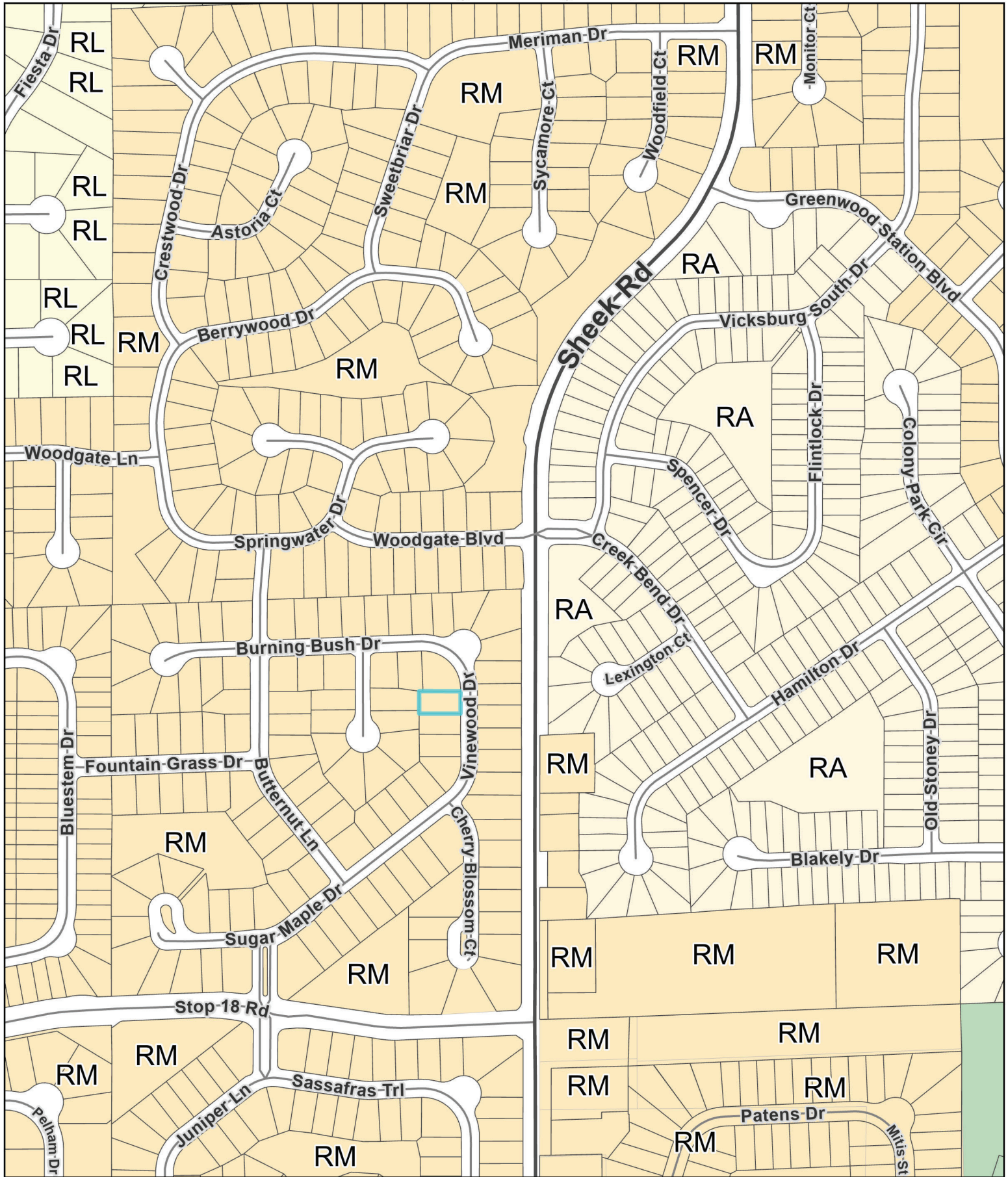
Attachments:

Exhibit A – Aerial Vicinity Map
Exhibit B – Zoning Map
Exhibit C – Legal Description
Exhibit D – Site Plan
Exhibit E – Shed Details



Existing Zoning Map

Exhibit B



- | | | | |
|------------------------|----------------------------|---|--------------------------------------|
| 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 | |
| CS - Commercial Small | OTR - Old Town Residential | RA - Residential Attached Single-Family | |



Legal Description

Lot number 9 in the Copperfield Section One Subdivision, an addition in Pleasant Township as per plat thereof, recorded in Plat Book D, Page 192 A, B, & C, in the office of the Recorder of Johnson County, Indiana. Commonly known as 1422 Vinewood Drive, Greenwood, IN 46143.

Comp SearchResultsComp ResultsParcel ReportPictometry Imagery

41-05-03-033-026-000-025

41-05-03-033-025-000-025

41-05-03-033-047-000-025

41-05-03-033-048-000-025

Greenwood

VINEWOOD DR

25 ft

esri

211700.85 1504355.51

Results:

Parcel ID - 41-05-047-000-025

Alt Id - 41-05-03-047-000-025

Address - 1422 V DR

Owner - HARRIS

Acres - 0.207

[View Parcel Report](#)

[Imagery | Google M](#)

ID41-05-03-033-047-000-025

Alternate ID41-05-03-033-047-000-025

Owner AddressHARRIS SUSAN JANE

ClassRes 1 fam dwelling platted lot

1422 VINEWOOD DR

rp/Rngn/a





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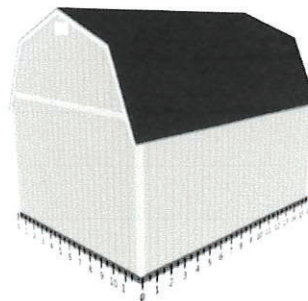
Exhibit D2





Roland Matlock
1422 Vinewood drive
Greenwood IN 46143
Q8400249-8380169

Exhibit E



Wall D

Wall A



Wall C

Wall B

Base Details/Permit Details

Building Size & Style

TB-700 - 12' wide by 16' long

Paint Selection

Base: Tundra Frost, Trim: Delicate

White

Customer to apply 2nd coat

Roof Selection

Nickel Gray 3 Tab

Drip Edge

White

Is a permit required for this job?

No, If local jurisdiction requires a permit, fees will be added before installation can take place

Optional Details

Special Instructions

24" shelving along side C no charge per

John Woodruff

Doors

3' x 6'2" Double Shed Door (6')

Vents

2 Ea 16"x8" Wall Vent - White

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?

No

Is there a power outlet within 100 feet of installation location?

Yes

The building location must be level to properly install the building. How level is the install location?

Within 9"-12" of level

Will there be 24" of unobstructed workspace around the perimeter of all four walls?

Yes

Can the installers park their pickup truck & trailer within approximately 200' of your installation site?

Yes

Substrate Shed will be installed on?

Grass

DocuSigned by:

Roland Matlock

Date: 2/2/2024

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Customer Signature: _____