

### **Call to Order**

The meeting was called to order at 6:00PM by Mr. Knartzer.

Members Present: Kenny Knartzer, Vickie Peters, Josh King, Chris Mull, and Steve Milbourn. Members attended in-person with the option to use Zoom. Steve Milbourn was unable to vote.

Also in Attendance: Planning Director Gabriel Nelson, City Planner Kevin Tolloty, City Attorney Terry Swihart, Recording Secretary Stevie Jarrett, and IT Technician Kyle Hensley.

### **Approval of Meeting Minutes**

Mr. King moved to approve the minutes from October 28th, seconded by Mr. Knartzer. Vote: Ayes: Mr. Knartzer, Mrs. Peters, Mr. King, and Mr. Mull (4-0). **MOTION CARRIES.**

### **Special Requests and Continuances**

Mr. Tolloty stated the variances for the Aviation Acres will be continued.

Paul Claire, Taylor Morrison, asked to continue the Aviation Acres. Petitioner explained there was a lack of information that could have helped the Board understand why the variances were being requested. Petitioner explained that they have realized that they need to do better. These are a special type product that have not been built in Greenwood. Mr. Nelson stated the public hearing is closed. It would need to be re-opened to have new dialogue.

Petitioner explained some of this is rear loaded (garage) product. This is fairly new to Greenwood. Petitioner would like the chance to present new exhibits. Mr. Knartzer asked if supplemental information can be submitted without reopening the hearing. There was discussion about the variances and the public hearing.

Mr. Knartzer asked how they need to handle this process. Mr. Nelson stated petitioner can't reapply for the same variance within the same year. Mrs. Peters explained that the variances were continued because it had not went to Plan Commission. Now they are waiting on it to go to Common Council.

Mr. Mull asked if it could be tabled until after the Council decision. The Board had not asked questions yet.

Mr. Mull moved to continue this to November 25<sup>th</sup>, seconded by Mr. King. Vote: Ayes: Mrs. Peters, Mr. King, and Mull. (3-0). **MOTION CARRIES.** Mr. Knartzer abstained.

### **Findings of Fact**

None.

**New Business**

- A. **BZA2024-042 Development Standards Variance**, 723-A North US 31,  
Petitioner, Crystal Whitehead, on behalf of Haverty's Furniture, is requesting relief  
from the following sections of the Unified Development Ordinance:
1. Section 10-03-08 (L)(2) On Premises Sign Menu: Building Signs, Wall Signs,  
to increase the maximum size on a front facade from 200 to 320 sf
  2. Section 10-03-08 (L)(2) On Premises Sign Menu: Building Signs, Wall Signs,  
to increase the maximum size on a front facade from 50 to 105 sf

Mr. Tolloty confirmed that all notices were in order and in the file. Mr. Swihart submitted  
certified copies of the Comprehensive Plan and Unified Development Ordinance into the record.

The public hearing was opened.

Crystal Whitehead, 1801 Devoss Street, Indianapolis, was administered the oath.

Ms. Whitehead explained Haverty's Furniture will be going into the old Bed, Bath, and Beyond  
store. They requested a variance to increase the size on the front facade.

**VARIANCE #1: To allow a wall sign over 200 square feet on a front wall**

**VARIANCE #2: To allow a wall sign over 50 square feet on a rear wall**

**Greenwood Code References:** Section 10-03-08 Signage (L)(2) On Premises Sign Menu:  
Building Signs, Wall Sign, Signage on a building wall with street frontage shall be permitted  
four (4) square feet for each lineal foot of building frontage up to a maximum of two-hundred  
(200) square feet; Rear Wall. Signage on a rear wall of a building shall be permitted one (1)  
square foot for each lineal foot of the rear wall up to a maximum of fifty (50) square feet.

*Staff Comment:* Petitioner has provided one set of answers for all both variances.

**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:**

It will be designed, constructed, and maintained in a way as to be a solid structure. It will not  
have materials, equipment, nor conditions that would be harmful to people or property.

*Staff Comment:* Staff agrees with the petitioner's statement.

**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:**

It will be designed, constructed, and maintained in a manner to be harmonious and consistent with other signage in the vicinity. It will also be smaller in size than the previous tenant's (Bed, Bath & Beyond) sign.

*Staff Comment:* Staff agrees with the petitioner's statement. This is a highly intense commercial area, and even though a variance is required for the size, the size of the signs will not have a negative effect on surrounding properties.

Exhibit D -- Building Elevations

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

Without proper identification, a business could be missed or overlooked. Identification is critical to identify to potential customers and visitors where the business is located. Signs are an essential component of a business's overall marketing strategy. Exterior signs attention to a place of business and help differentiate it from others on the street.

*Staff Comment:* Staff agrees with the petitioner's statement. Signs are a necessity for any type of commercial enterprise, and along a U.S. highway where speeds are regularly over 50 mph, larger signs are needed in order to be read quickly and easily. However, due to the existing multi-tenant sign located along US-31 the necessity of a wall sign larger than our requirements is questionable. DSW Shoe Warehouse, which is located next door in the same building has a 175 sq. ft. wall sign associated with a variance in the year 2000. V2000-12 #3. DXL Apparel, also on the same building frontage, and further from US-31 has a wall sign of 161 sq. ft. approved in 2013.

Exhibit F -- DXL Sign Permit

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

Not applicable

**Recommendation and Proposed Conditions:**

**VARIANCE #1: To allow a wall sign over 200 square feet on a front wall**

Staff provides a neutral position on this variance. The previous tenant, Bed, Bath & Beyond received a variance for a 400 square foot sign. The sign proposed by Haverty's is significantly smaller at 315 square feet, but still would require a new variance as the previous variance was

limited to Bed, Bath & Beyond only. A larger sign at this location is also preferred as it sits in the middle of a shopping center and could be hard to read if it were not large enough due to the positioning of the building.

**VARIANCE #2: To allow a wall sign over 50 square feet on a rear wall**

Staff provides a neutral position on this variance. There was also a previous variance for this sign, which permitted Bed, Bath & Beyond to have a 196 square foot sign on this wall. The proposed sign for Haverty's is barely half of that size at 102 square feet. As with the other variance, although these signs do not meet code, they are much closer to compliance than previously granted variance.

If the Board shall find that these requests satisfy the requirements for granting a variance, Staff recommends variances #1 & #2 with the following condition:

1. The final plans shall substantially conform to the site plan depicted in Exhibit C, Building Elevations in Exhibit D, and Sign Renderings depicted in Exhibit E.

Mr. Tolloty stated that staff is neutral on these variances.

The public hearing was closed.

Mrs. Peters moved to admit all the evidence presented in regard to this matter, including the notices, receipts, maps, photographs, written documents, Petitioner's application and attachments, Petitioner's Detailed Statement of Reasons, the Staff Report prepared by the Planning Department, certified copies of Comprehensive Plan and Unified Development Ordinance, testimony of the Petitioner, City planning staff and any Remonstrators, and all other exhibits presented, be they oral or written, for consideration by this Board in regard to this petition, and to include the testimony of those present this evening, seconded by Mr. Mull. Ayes: Mr. Knartzer, Mr. King, Mrs. Peters, and Mr. Mull (4-0). **MOTION CARRIES.**

Mr. King moved to approve request #1 with the conditions as listed in the staff report, seconded by Mr. Mull. Ayes: Mr. Knartzer, Mr. King, Mrs. Peters, and Mr. Mull (4-0). **MOTION CARRIES.**

Mr. King moved to approve request #2 with the conditions as listed in the staff report, seconded by Mr. Mull. Ayes: Mr. Knartzer, Mr. King, Mrs. Peters, Mr. Mull, and Mr. Milbourn. (5-0). **MOTION CARRIES.**

Mr. Mull moved to direct the Corporation Counsel's Office to draft written Findings of Fact, regarding the decisions on the variance request presented in Variance Petition Number BZA2024-042 said Findings to specifically incorporate the staff report and the evidence submitted into the record, for consideration and adoption by the Board of Zoning Appeals as the final decision and final action regarding this Petition at the next meeting, seconded by Mrs. Peters. Ayes: Mr. Knartzer, Mr. King, Mrs. Peters, and Mr. Mull (4-0). **MOTION CARRIES.**

Ms. Whitehead asked if they are good to install the sign. Mr. Nelson explained to reach back out to Planning tomorrow for payment.

**BZA2024-043 Special Exception**, Petitioner Adam Niemeyer, on behalf of Outrigger Industrial, is requesting a special exception for the property at 955 Graham Road, to allow for outdoor storage to take place at a property zoned Industrial Large (IL).

Mr. Nelson confirmed that all notices were in order and in the file. Mr. Swihart submitted certified copies of the Comprehensive Plan and Unified Development Ordinance into the record.

Adam Niemeyer, 5767 Sandy Mount Drive, Dublin, OH, was administered the oath.

Mr. Niemeyer explained they had built two buildings on Graham Road. A special exception is needed for the outdoor storage use.

#### **PETITIONER'S DETAILED STATEMENTS OF REASONS**

- 1. Appropriate screening and buffering of the site, including refuse and other service areas, is provided to ensure that the use will be compatible with neighboring properties and will present acceptable view from the public ways, because:**

Landlord intends to put a screened fence around the perimeter of the truck court. The tenant will put any racking (if any) on the east side of their space (further from Graham Road), approximately 600' from Graham Road, and 200' from the neighboring industrial building to the south. The west side of the truck court will be floor stacked and not visible from Graham Road.

Exhibit F – Proposed Fence and Exhibit G – Proposed Tenant

- 2. Ingress, Egress, and on-site circulation to and within the site is safe and adequate because:**

Tenant will take the west side of the building. Any future tenants will be able to access their space via the center loop road (30' wide designed for circulation).

Exhibit D – Site Plan

- 3. Satisfactory parking and loading facilities are provided because:**

Landlord designed building to meet all of Greenwood's parking & loading standards. Tenant will occupy the east side of the building, leaving plenty of parking & loading for future tenants.

- 4. Adequate utility services and related facilities are available, because:**

Number of employees and proposed operations are in-line with the distribution/manufacturing use the building was designed for.

**5. Adequate yards and open space are provided because:**

Landlord designed building to meet Greenwood's landscaping requirements.

**6. The proposed use does not generate environmental impacts which may threaten public health and safety (including but not limited to, air quality, odor, smoke, pollution, flooding, or loss of wetlands), because:**

The proposed use is for distribution and the plan is to store materials on the existing truck court. It will not impact flooding, wetlands, or add any pollution, smoke, or odor to the environment.

**7. The proposed use is compatible with the surrounding uses and will not adversely affect adjacent properties, because:**

It is a clean, distribution use with a need to store materials outside. The surrounding properties are industrial users to the south, west, and north. To the east is Agricultural, but given the tenant is on the west side of the building it will not be in clear sight of that parcel. Additionally, Landlord is adding a screened fence to mitigate the view from Graham Road.

**8. The design of the structures is in harmony with the surrounding area in both style and scale, because:**

The proposed use fits with the surrounding industrial users on Graham Road.

**9. The proposal is not in conflict with the comprehensive plan, because:**

The outdoor storage area is directly adjacent to the primary structure, and already paved with cement. The perimeter of the existing truck court where the outdoor storage component will be is already lined with plantings that meet the Greenwood landscaping code. Additionally, Landlord is adding a screened fence around the outdoor area.

Mr. Niemeyer presented the proposed site plan. There is an existing berm along Graham Road. This is an existing tenant within Greenwood. They will be adding more employees. Racking will be on the east side. Mr. Niemeyer stated that it fits within the industrial use. Landlord proposes an 8-foot tall fence with screening.

**Recommendation and Proposed Conditions:**

Staff does not recommend approval of this special exception. Of the three standards required by the UDO, this proposal meets one, does not meet one, and is questionable on the third. The standard that is not met is that the storage be located in a rear yard. The site plan provided indicates the outdoor storage would be located in a side yard and the screening would be visible from Graham Road.

In addition, it is questionable as to whether the fencing meets the standards as solid and opaque. The petitioner is proposing what appears to be a slatted chain link fence which is not permitted by the UDO, and is debatable whether this could even be considered solid.

In consideration of the above findings, Staff recommends **denial** of the special exception.

Mr. Nelson expressed concerns with meeting requirements, screening materials, and designated fire lanes. Mr. Niemeyer asked for clarification about the fire lanes. Mr. Swihart explained parking has shown on the designated fire lanes. The ordinance prohibits blocking fire lanes or fire access. Mr. Niemeyer stated he will update the plan.

The public hearing was closed.

There was discussion about making the new site plan approval a condition or does this need to be continued. Mr. Nelson explained special exemptions can be approved if they meet the requirements. Mr. Nelson stated this didn't meet the requirements. Mr. Knartzer stated he feels there are a few things that could be worked through. Mr. Nelson explained it is not the BZA's job to make deals and compromises to work through things. Mr. King explained the site plan is part of the staff report and how could they approve something with an old site plan. Mrs. Peters suggested making a condition that the fire access and fire lanes not be blocked.

Mr. Mull asked for clarification about the fire lanes. The fire lanes can't be blocked. There was discussion about the fire lanes being a condition.

Mr. Knartzer and Mr. Nelson discussed the screening material.

Mrs. Peters moved to admit all the evidence presented in regard to this matter, including the notices, receipts, maps, photographs, written documents, Petitioner's application and attachments, Petitioner's Detailed Statement of Reasons, the Staff Report prepared by the Planning Department, certified copies of Comprehensive Plan and Unified Development Ordinance, testimony of the Petitioner, City planning staff and any Remonstrators, and all other exhibits presented, be they oral or written, for consideration by this Board in regard to this petition, and to include the testimony of those present this evening, seconded by Mr. Mull. Vote. Ayes: Mr. Knartzer, Mr. King, Mrs. Peters, and Mr. Mull. (4-0). **MOTION CARRIES.**

Mr. King moved to approve with the conditions: fire lanes may not be obstructed, site plan be approved by Fire Marshal, fence is to be opaque and similar to cedar fencing, and this is conditional on new site plan being submitted that reflects the changes as discussed, seconded by Mr. Mull. Vote: Ayes: Mr. Knartzer, Mr. King, Mrs. Peters, and Mr. Mull. (4-0). **MOTION CARRIES.**

Mr. Nelson discussed the site plan and standards. A permit is not required for a fence, but there are standards to the fence. Mr. Nelson explained Planning has the authority from Plan Commission to approve site plans.

Mr. Mull moved to direct the Corporation Counsel's Office to draft written Findings of Fact, regarding the decisions on the variance request presented in Variance Petition Number

BZA2024-043 said Findings to specifically incorporate the staff report and the evidence submitted into the record, for consideration and adoption by the Board of Zoning Appeals as the final decision and final action regarding this Petition at the next meeting, seconded by Mrs. Peters. Ayes: Mr. Knartzer, Mr. King, Mrs. Peters, and Mr. Mull. (4-0). **MOTION CARRIES.**

**BZA2024-044 Development Standards Variance**, 2340 Endress Place, Petitioner, Emily Martin, on behalf of Endress + Hauser, is requesting relief from the following sections of the Unified Development Ordinance:

1. Section 10-03-14 (A) Applicability & Purpose, (2) to waive the requirement that any expansion over 20% shall require the entire building come into compliance
2. Section 10-03-03 (B) Commercial Off-Street Loading Facilities (9), to have a loading area in a front yard

Mr. Tolloty confirmed that all notices were in order and in the file. Mr. Swihart submitted certified copies of the Comprehensive Plan and Unified Development Ordinance into the record.

Emily Martin, Endress and Hauser, 6820 W 150 N, Bargersville, Indiana, was administered the oath.

Ms. Martin explained Endress and Hauser selected Greenwood as the headquarters in the 1970s. Endress and Hauser has partnered with lots of organizations in the community. The current lever and pressure facility is 120,000 square feet built in 2012 and to the standards at the time. The addition would be about 40,000 square feet. This would allow to relocation the apprentice center to a larger area.

Two parcels would be impacted by this addition. They do plan to continue with LEED certification. Ms. Martin presented a early rendition.

Nick Davis, Browning Day, 626 N Illinois Street, was administered the oath. Mr. Davis read through the statement of reasons.

**VARIANCE #1: To waive the requirement that any expansion over 20% shall require the entire building come into compliance**

**Greenwood Code References:** Unified Development Ordinance, Section 10-03-14 (A) Applicability & Purpose (2), The building design standards herein shall apply to all new development, in addition to expansion of an existing structure by an amount greater than or equal to 20% of the gross floor area.

**5. The approval will not be injurious to the public health, safety, morals, and general welfare of the community because:**

The existing northern, eastern, and western facades of the building have been in place since 2010 and fit in with the modern, white, European lines of the remainder of the Endress+Hauser campus. They also contain large expanses of glass and a variety of metal and masonry materials. The existing facades also face the interior of campus rather than a public road. We propose adhering to the current zoning regulations for the new addition of the building which is the portion that will face a public road.

*Staff Comment:* Staff agrees with the petitioner's statement.

**6. 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 existing design of the current facility aligns with the modern, white, European aesthetic of the remainder of campus and in particular, the Endress+Hauser Flow and Temperature buildings that are immediately adjacent to it. The facilities closest to it are part of the overall Endress+Hauser campus and it is immediately adjacent to two sister manufacturing facilities. The preservation of the existing northern, eastern, and western facades that face the interior of campus will not adversely affect the value or use of the adjacent Endress+Hauser properties. We are proposing adhering to the current zoning regulations for the new addition of the building which is the portion that will face a public road and will impact the overall aesthetic impression of the campus from the public right of way and for non-Endress adjacent property owners.

*Staff Comment:* Staff agrees with the petitioner's statement.

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

The existing facility is an operating manufacturing facility that employs 155 employees and is in active production 5 days per week. We are aiming to expand our existing facility in order to increase production capacity and increase employment opportunities. We have structured the design and construction in such a manner as to minimize disruptions to the existing facility to preserve production capacity and continuous employment. If we are required to bring the entire building up to current zoning standards, it will result in additional disruptions to production and operations. The proposed design for the addition allows us to upgrade the southern façade of the building in a manner that is compliant with the current zoning ordinance to create a pleasant and aesthetically pleasing façade for the public facing side of the building in a manner that is complementary and blends with the pre-existing northern, eastern, and western facades of the building which fit in with the overall aesthetic of the campus. By designing and constructing the

building in this manner, we are able to meet Greenwood's desire for upgraded public facing facades while maximizing our ability to preserve production and operations during the construction process with minimal disruptions.

*Staff Comment:* The required upgrades to the current building would be external. Staff has not been provided a list of materials on the existing building, so it is hard to determine how much work would be required to bring it into compliance. This complicates our ability to assess the feasibility of meeting the ordinance requirements.

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

**VARIANCE #2: To allow a loading area in a front yard**

**Greenwood Code References:** Unified Development Ordinance, Section 10-03-03 (B) Commercial Off-Street Loading Facilities (9), Loading areas must be located to the side or the rear of the building and may not be placed between the street and the building or any front façade of a building.

**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:**

The design of the southern façade and placement of docks has been selected with safety and pedestrian traffic in mind. The facility currently has truck traffic for existing deliveries and the construction of the new docks is not anticipated to increase truck traffic volume but rather redirect it to an area that helps isolate the truck traffic from employee and visitor vehicular and pedestrian traffic. We are proposing to comply with the zoning regulations requirements for machinery, façade articulation, and mix of materials in order to create an aesthetically pleasing southern façade that blends with its surroundings and incorporates the docks.

*Staff Comment:* Staff agrees with the petitioner's statement.

- 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 existing design of facility aligns with the modern, white, European aesthetic of the remainder of campus and in particular, the Endress+Hauser Flow and Temperature buildings that are immediately adjacent to it. The facilities closest to it are part of the overall Endress+Hauser campus and it is immediately adjacent to two sister manufacturing facilities.

Those two properties also have loading docks and are light industrial in nature and the inclusion of loading docks on the southern façade of this facility will not adversely affect the value or use of the adjacent Endress+Hauser properties. In addition, while the southern façade of the building does face Pushville Road, it is not the main entrance into the facility. The primary entrance into the facility faces north and the interior of the Endress campus. We are proposing adhering to the material and articulation current zoning regulations for southern façade while incorporating the docks into the overall design concept in a manner that will create an upgraded southern façade for non-Endress neighboring property owners. We are also proposing earthen berms and a layered approach to landscape screening that will create a more natural viewscape for passing vehicular and pedestrian traffic along Pushville Road. These landscape improvements include trees and berms both immediately south of the proposed addition and along Pushville Road. Adherence to Greenwood's landscaping ordinance will ensure a beautiful green landscape buffer between the street and the facility which is set back a significant way from the street 624 feet.

*Staff Comment:* Staff agrees with the petitioner's statement.

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

The design of the southern façade and placement of docks has been selected with safety and pedestrian traffic in mind. The facility currently has truck traffic for existing deliveries and the construction of the new docks is not anticipated to increase truck traffic volume but rather redirect it to an area that helps isolate the truck traffic from employee and visitor vehicular and pedestrian traffic. Side loading truck docks on the East façade would result in a safety risk for intermixed truck and employee/visitor vehicular and pedestrian traffic from the new parking lot directly to the east of the facility. The overall design and layout of the building is also not conducive to side loading truck docks from an industrial engineering perspective as it does not allow the manufacturing process to be laid out in the most efficient and effective manner. If Endress is able to better utilize the space through more effective design and industrial engineering, it will be able to further expand production and increase employment. The new design with its wider layout and southern facing docks allows for a much more efficient and productive use of the manufacturing assembly areas and will position Endress for further growth.

*Staff Comment:* Staff agrees with the petitioner's statement. As this is an addition to a current building, they are limited on the location of a loading dock. The current docks are on the southeast corner of the building, so this request would allow the docks to be in the same general location.

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

Not applicable

Mr. Davis explained that are several areas that are in compliance and several that are not.

**Recommendation and Proposed Conditions:**

**VARIANCE #1: To waive the requirement that any expansion over 20% shall require the entire building come into compliance**

Staff recommends denial of this variance. The purpose for this ordinance is to bring existing buildings into compliance to the extent possible. The petitioner has made no effort to try to bring the existing portion into compliance and there does not appear to be an actual practical difficulty in meeting this requirement. The petitioner states that bringing the existing building into compliance could cause difficulty in maintaining operations, however, most of the upgrades would be to the exterior of the building. The petitioner has not provided sufficient information regarding the materials of the existing building and the extent of work required for compliance. This lack of information complicates the assessment of feasibility and should not automatically justify a claim for practical difficulty. Due to this, it is difficult to correlate exterior renovations with production restrictions.

**VARIANCE #2: To allow a loading area in a front yard**

Staff recommends approval of this variance. The layout of the building and site makes the south side the most logical location for the loading docks. Even with the addition, the loading docks will be over 500 feet from Pushville Road.

In consideration of the above findings, Staff recommends **approval** of variance #2 with the following conditions:

2. The south side of the building shall be fully screened by earthen berms and landscaping, in accordance with UDO Section 10-03-06 (I), Landscaping and Buffering; Buffering.
3. The final plans shall substantially conform to the site plan depicted in Exhibit C and building elevations depicted in Exhibit D.

Staff recommends **denial** of variance #1.

Mr. Nelson stated that it does meet some of the requirements. It doesn't meet the mortared masonry requirement.

The public hearing was closed.

Mrs. Peters moved to admit all the evidence presented in regard to this matter, including the notices, receipts, maps, photographs, written documents, Petitioner's application and attachments, Petitioner's Detailed Statement of Reasons, the Staff Report prepared by the Planning Department, certified copies of Comprehensive Plan and Unified Development Ordinance, testimony of the Petitioner, City planning staff and any Remonstrators, and all other exhibits presented, be they oral or written, for consideration by this Board in regard to this

petition, and to include the testimony of those present this evening, seconded by Mr. Mull. Ayes: Mr. Knartzer, Mr. King, Mrs. Peters, and Mr. Mull. (4-0). **MOTION CARRIES.**

Mr. King moved to approve request #1 with no conditions seconded by Mr. Mull. Ayes: Mr. Knartzer, Mr. King, Mrs. Peters, and Mr. Mull (4-0). **MOTION CARRIES.**

Mr. King moved to approve request #2 with the conditions as listed in the staff report, seconded by Mrs. Peters. Ayes: Mr. Knartzer, Mr. King, Mrs. Peters, and Mr. Mull (4-0). **MOTION CARRIES.**

Mr. Mull moved to direct the Corporation Counsel's Office to draft written Findings of Fact, regarding the decisions on the variance request presented in Variance Petition Number BZA2024-044 said Findings to specifically incorporate the staff report and the evidence submitted into the record, for consideration and adoption by the Board of Zoning Appeals as the final decision and final action regarding this Petition at the next meeting, seconded by Mr. King. Ayes: Mr. Knartzer, Mr. King, Mrs. Peters, and Mr. Mull (4-0). **MOTION CARRIES.**

**Announcements**

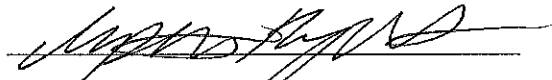
None.

**Adjournment**

Mr. Knartzer adjourned the meeting at 7:15PM.



*for* Ken Knartzer, President



Stephanie R. Jarrett, Recording Secretary

