

Staff Report – Board of Zoning Appeals

Docket #:	BZA2025-021 Development Standard Variance	Hearing Date:	June 23, 2025
Applicant:	Russell & Linda Demaree, 6511 S. Arlington Avenue, Indianapolis, IN 46237		
Owner:	One Christian Church, 2578 Donica Road, Greenwood, IN 46143		
Subject Property:	2578 Donica Road, Greenwood, IN 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 10-03-14 (A) Applicability and Purpose (2) to waive the requirement to bring the entire building into compliance for expansions over 20% GFA
2. Section 10-03-14 (D) Commercial Building Design Standards, Front Elevation (1) to reduce the amount of mortared masonry from 50% to 0% (north façade)
3. Section 10-03-14 (D) Commercial Building Design Standards, Front Elevation (2) to reduce the percentage of transparency from 30% to 0% (north façade)
4. Section 10-03-14 (D) Commercial Building Design Standards, Front Elevation (7) to waive the requirement for façade articulation (north façade)
5. Section 10-03-14 (D) Commercial Building Design Standards, Front Elevation (1) to reduce the amount of mortared masonry from 50% to 25% (east façade)
6. Section 10-03-14 (D) Commercial Building Design Standards, Front Elevation (2) to reduce the percentage of transparency from 30% to 10% (east façade)

Location:

This parcel is located on the south side of the intersection of Worthsville Road and Donica Road.

Parcel # 41-05-07-043-001.000-023

Exhibit A – Aerial Map and Exhibit E – Legal Description

Existing & Surrounding Zones/Land Uses:

Existing: Residential Medium (RM), One Christian Church
 North: Residential Medium (RM)/Open Space (OS), Residential/GCA
 West: Residential Medium (RM), Single Family Residential (Honey Creek Meadows)
 South: Open Space (OS), Pleasant Crossing Elementary School
 East: Residential Medium (RM), Single Family Residential (Providence Green)

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: **Not applicable**

VARIANCE #1: To waive the requirement to bring the entire building into compliance for expansions over 20% GFA

Greenwood Code References: Section 10-03-14 (A) Applicability and 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.

VARIANCE #2: To reduce the amount of mortared masonry from 50% to 0% (north façade)

Greenwood Code References: Section 10-03-14 (D) Commercial Building Design Standards, Front Elevation (1), Front elevations shall be comprised of any one or any combination of the following materials: stone, brick, fiber cement siding, stucco, wood, engineered wood siding, pre-cast concrete, aluminum composite panels, or insulated metal panels provided that a minimum of 50% of the front elevation shall be clad in mortared masonry.

VARIANCE #3: To reduce the percentage of transparency from 30% to 0% (north façade)

Greenwood Code References: Section 10-03-14 (D) Commercial Building Design Standards, Front Elevation (2), The front elevation shall comply with the minimum transparency requirements of 30 percent.

VARIANCE #4: To waive the requirement for façade articulation (north façade)

Greenwood Code References: Section 10-03-14 (D) Commercial Building Design Standards, Front Elevation (7), The front façade must articulate two (2) feet for every 50 feet of façade width.

VARIANCE #5: To reduce the amount of mortared masonry from 50% to 25% (east façade)

Greenwood Code References: Section 10-03-14 (D) Commercial Building Design Standards, Front Elevation (1), Front elevations shall be comprised of any one or any combination of the following materials: stone, brick, fiber cement siding, stucco, wood, engineered wood siding, pre-cast concrete, aluminum composite panels, or insulated metal panels provided that a minimum of 50% of the front elevation shall be clad in mortared masonry.

VARIANCE #6: To reduce the percentage of transparency from 30% to 10% (east façade)

Greenwood Code References: Section 10-03-14 (D) Commercial Building Design Standards, Front Elevation (2), The front elevation shall comply with the minimum transparency requirements of 30 percent.

Staff Comment: The petitioner provided a single set of answers to all six variance requests.

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:

In 2011, a previous religious organization received a building permit and built Phase 1. We are seeking to build Phase 2 and to add additional parking approved at that time. Our church has not had any disturbances inside or outside on the property since our ownership in 2023. We do not require traffic control entering or existing the parking lot anytime on Sundays or holidays. We are an asset to the community, bringing hope and compassion to the neighborhood. We provide a food box outside of our

church for everyone. Already, we have assisted others in our surrounding area with several needs. It will be built to code by contractors.

Staff Comment. Staff agrees with petitioner's statement, the proposed variances should not have any effect on public health or 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 because:

A general contractor and his team will professionally build Phase 2. We understand the value of a functional building in our community that we serve. Our church will maintain its appearance by creating additional beautiful landscaping. It is imperative to encourage interest to others to visit and perhaps join our family.

Staff Comment. Staff agrees with 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:

Our purpose is for a multi-purpose building to serve our church and the community. Create a safe environment for a multi-purpose room for indoor activities, sports, social events, etc. EXEMPT: (1) building codes related to new building structure, re: existing building as it was built with Phase 1 & 2 already in mind. (2) north elevation windows to provide safety during activities. (3) north elevation masonry, prefer to camouflage with creative landscaping (4) bump- out north elevation to have straight line exterior wall; (5) reduce windows to 10% and (6) masonry 25% on east elevation add landscaping.

Staff Comment. There are some implied practical difficulties associated with this variance, such as the necessity for windows in areas that will be used for sports and other indoor activities that are not always compatible with glass fixtures. However, the only practical difficulty in regard to several of the variances is the cost of the improvements. This alone should not constitute a practical difficulty. The petitioner should explain further why the requirement to bring the remainder of the building into compliance and the inclusion of articulation would constitute a practical difficulty.

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

N/A

Recommendation and Proposed Conditions:

VARIANCE #1: To waive the requirement to bring the entire building into compliance for expansions over 20% GFA

It is of Staff opinion that the petitioner has not made a reasonable attempt to meet the requirement. The primary practical difficulty in this situation is cost, which can be considered as part of a variance request, but should not be the sole reason. Staff recommends **Denial** of this variance.

VARIANCE #2: To reduce the amount of mortared masonry from 50% to 0% (north façade)

The petitioner is proposing an approved exterior material that will complement the existing building. Although it is not clear that this rises to the standard of a practical difficulty, this variance is related to a specific aesthetic requirement, that may not always be the best option. Staff recommends **Approval** of this of this variance with the following condition:

1. Foundation plantings shall be required along the north, south, and east facades of the addition, and shall be planted at the Industrial property standard width and type of planting.

VARIANCE #3: To reduce the percentage of transparency from 30% to 0% (north façade)

There are multiple proposed uses of this new addition, one of which is a gymnasium. Because of this, the inclusion of windows could be problematic. Staff recommends **Approval** of this of this variance with the following condition:

1. Foundation plantings shall be required along the north, south, and east facades of the addition, and shall be planted at the Industrial property standard width and type of planting.

VARIANCE #4: To waive the requirement for façade articulation (north façade)

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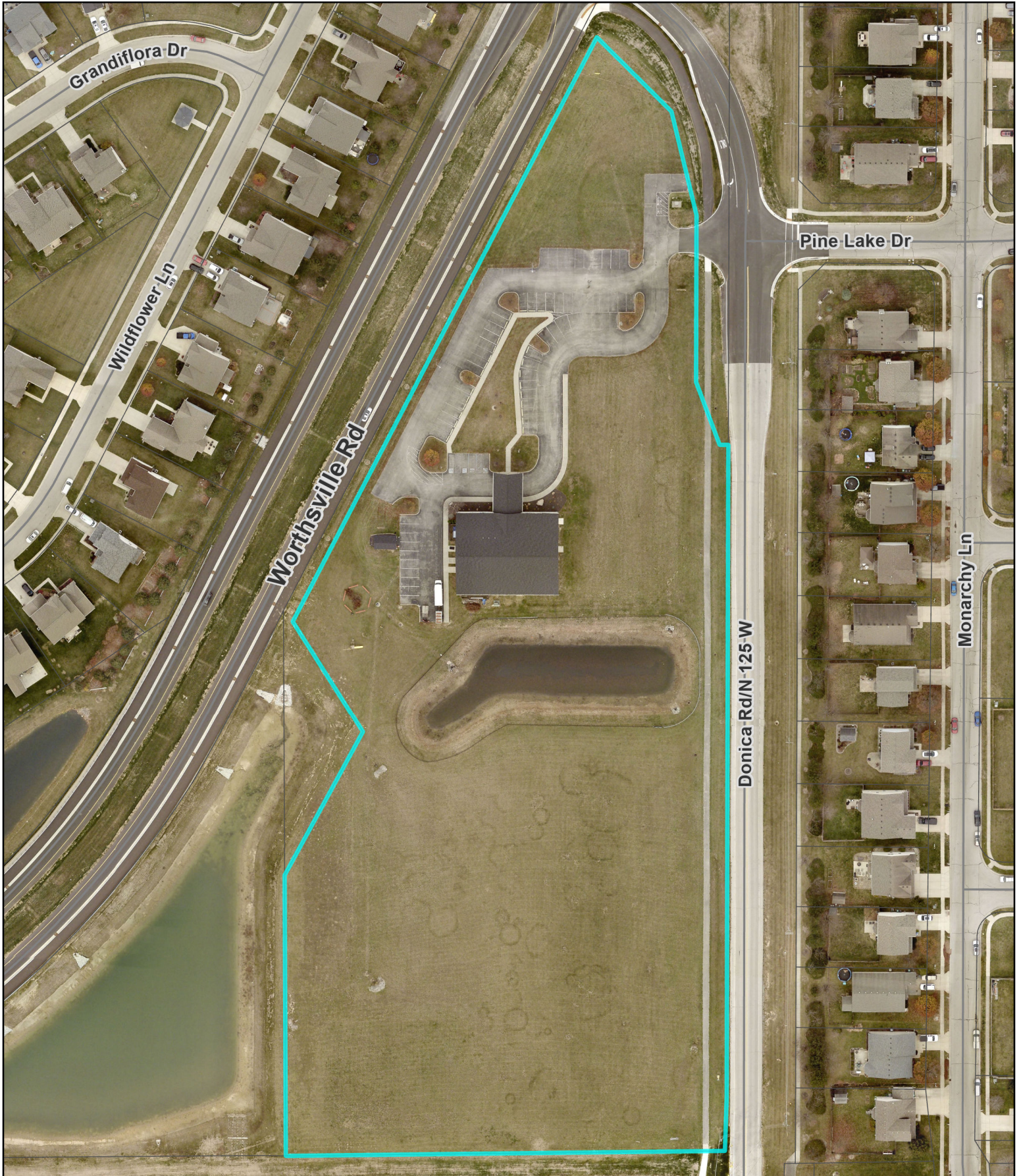
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Attachments:

Exhibit A – Aerial Map
Exhibit B – Zoning Map
Exhibit C – Site Plan
Exhibit D – Proposed Elevations
Exhibit E – Legal Description

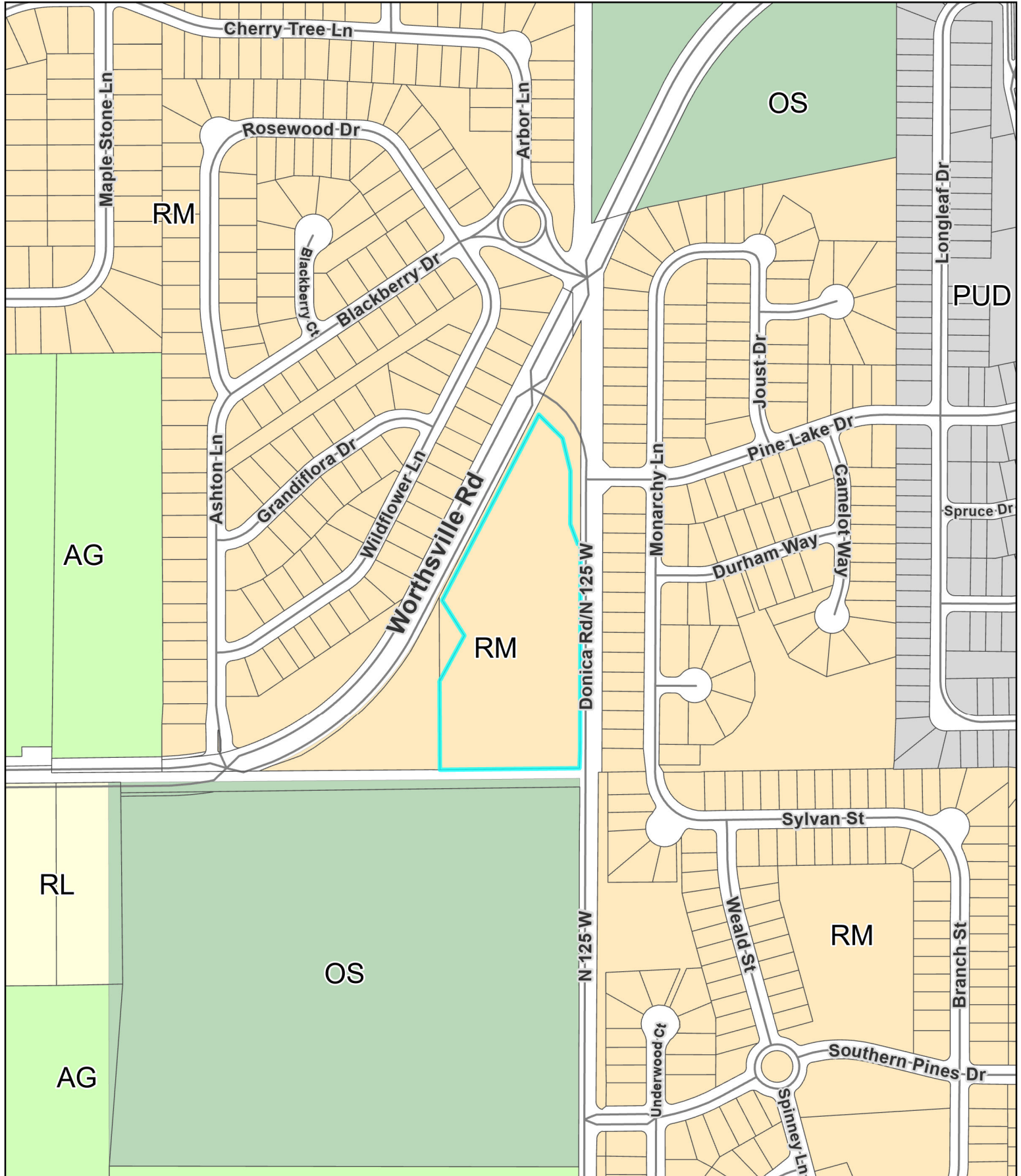
Aerial Map

Exhibit A



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	



Exhibit D



Legal Description

Part of the West Half of the Southeast Quarter of Section 7, Township 13 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana, described as follows:

Beginning at the Southeast corner of said half quarter section. Said point also being the Southeast corner of the lands described in Deed Record 225, page 197 in the Office of the Recorder of Johnson County, Indiana. The Next Two (2) courses follow the South and West lines of said Deed Record; 1) Thence along the South line of said half quarter section South 89 degrees 01 minute 44 seconds West (assumed bearing) 460.71 feet to the Southwest corner of said Deed Record; 2) Thence parallel with the West line of said half quarter section North 00 Degrees 14 minutes 40 seconds West 563.98 feet to the South Right-of-way of the future relocated Worthsville Road; thence along said South line North 27 degrees 13 minutes 44 seconds East 1003.47 feet to the East line of said half quarter section, said line also being the East line of said Deed Record; thence along last said East lines South 00 degrees 09 minutes 18 seconds East 1448.44 feet to the Point of Beginning containing 10.656 acres, more or less.