

# Staff Report – Board of Zoning Appeals

<b>Docket #:</b>	BZA2025-020 Development Standard Variance	<b>Hearing Date:</b>	June 23, 2025
<b>Applicant:</b>	Aaron Kemp, One Mission Society, 941 Fry Road, Greenwood, IN 46142		
<b>Owner:</b>	One Mission Society, 941 Fry Road, Greenwood, IN 46142		
<b>Subject Property:</b>	985 Duewel Drive, Greenwood, IN 46142		
<b>Staff Contact:</b>	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 (C) Multi-Family Residential Building Design Standards, Front Elevation (A) to reduce the amount of mortared masonry from 50% to 0%.
2. Section 10-03-14 (C) Multi-Family Residential Building Design Standards, Front Elevation (B) to reduce the percentage of transparency to less than 30%.

The petitioner would like to remove the collapsing brick from the structure from the back and sides of the building. These sides of the structure were not originally constructed for a brick exterior. While the existing foundation has been found to be solid, the lack of a footer for the bricks and rusting straps have caused great cracks in the exterior wall as well as bending windows. We would like to leave alone the front elevation, which is sound, and replace the remaining sides of bricks with James Hardie ColorSnap Siding.

## Location:

This parcel is located on the southeast corner of Duewel Drive and Kilbourne Drive, approximately 600 feet south of Fry Road.

Parcel # 41-02-30-031-031.000-026

Exhibit A – Aerial Map and Exhibit E – Legal Description

## Existing & Surrounding Zones/Land Uses:

Existing: Residential Multi-Unit Complex (RMC), One Mission Society Campus  
 North: Commercial Small/Medium (CS/CM), One Mission Society Offices  
 West: Residential Large (RL), Single Family Residential (Colonial Meadows)  
 South: Residential Large (RL), Single Family Residential (Colonial Meadows)  
 East: Residential Large (RL), Single Family Residential (Lawndale)

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 reduce the amount of mortared masonry from 50% to 0%.**

**Greenwood Code References:** Section 10-03-14 (C) Multi-Family Residential Building Design Standards, Front Elevation (A), 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, provided that a minimum of 50% of the front elevation shall be clad in mortared masonry.

**VARIANCE #2: To reduce the percentage of transparency to less than 30%**

**Greenwood Code References:** Section 10-03-14 (C) Multi-Family Residential Building Design Standards, Front Elevation (B), The front elevation shall comply with the minimum transparency requirements of 30 percent.

*Staff Comment:* The petitioner provided a single set of answers to both 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:**

OMS has been a valued member of the City of Greenwood in its current location since 1957. The public safety will be increased by reducing the likelihood of the brick exterior continuing to collapse until windows are broken or an entire elevation fails. The building will continue to be used as it has been used for decades: short-term guest housing for visiting or furloughed missionaries or OMS board members. Going from one form of masonry to another (which does not require mortar) will not injure the general welfare of the community.

*Staff Comment:* Staff agrees with petitioner's statement. The variances stem from an effort to improve the 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:**

The structure on the property sits deep within the OMS campus. For the most part, only OMS employees and residents will ever see the side or rear of this building. There is no direct line of sight for those traveling along Fry Road or from any adjacent property owners. Nearest adjacent property owners: Fry Road – 600 feet, West – across creek at 350 feet away, East – 600 feet, South – 600 feet. Property values will be increased, moving from deformed windows and cracking brick to Hardie siding.

*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:**

The technical effort and cost of adding footers and purchasing all new brick would be extraordinary and would cost far more than simply demolishing a still useful building. There would be significant construction traffic, pollution, noise, and other unforeseen environmental concerns, all of which would affect Fry Road to access the property. Demolishing the building would keep us from being able to care well for our employees and guests.

*Staff Comment:* Staff agrees with the petitioner's statement. The amount of transparency is not being lowered from the existing percentage.

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

N/A

**Recommendation and Proposed Conditions:**

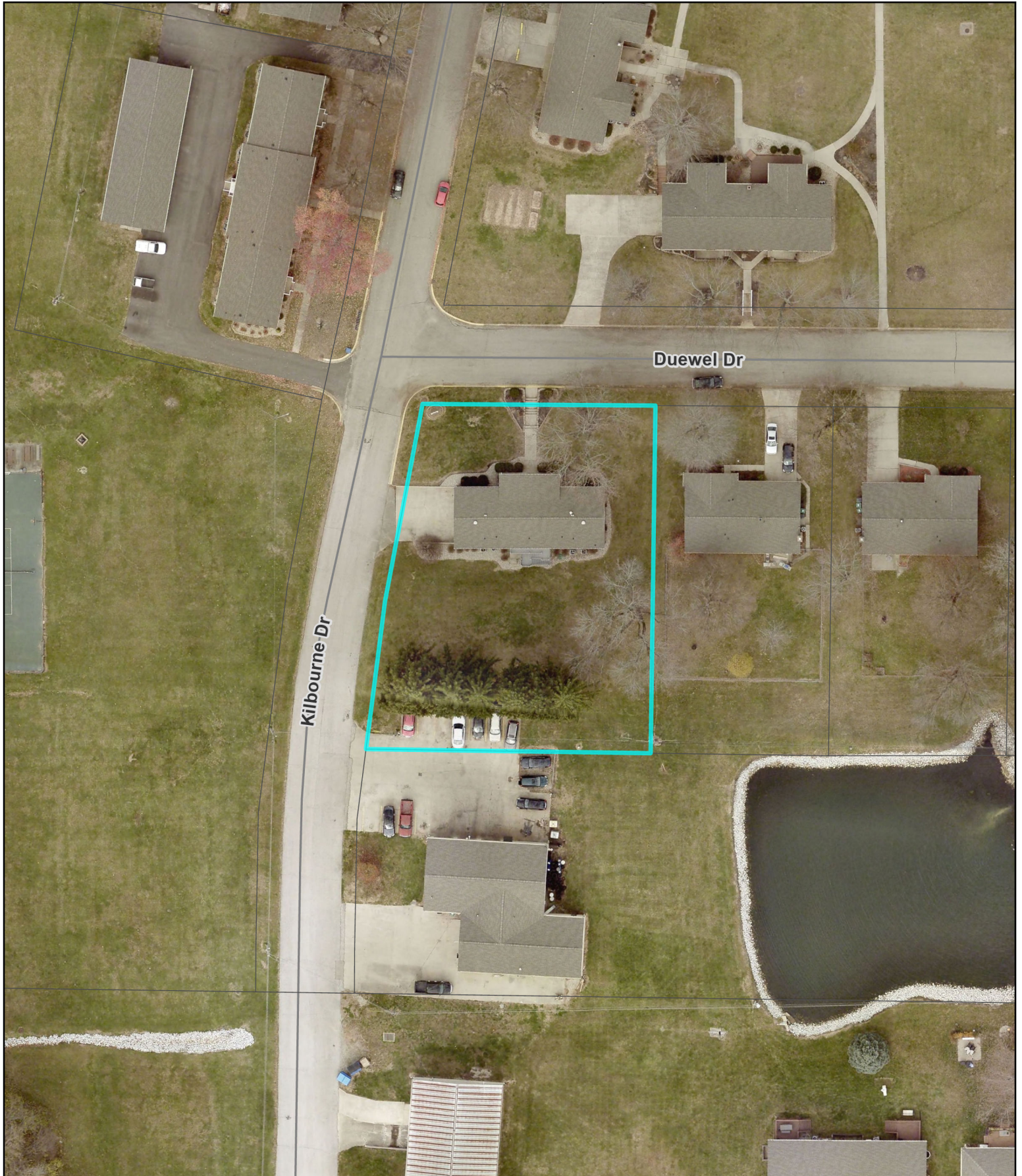
Staff is providing a favorable recommendation for both variances. The building is currently a legal non-conforming structure, but the proposed changes are being done out of necessity. Based on the information provided by the petitioner, it is apparent that the requirement of 50% mortared masonry would be detrimental to the integrity of the structure. In addition, in order to meet the minimum requirement for transparency, significant structural work would also be required. It is of Staff opinion that both variances would qualify as a practical difficulty in meeting the UDO.

Staff recommends approval of both variances with no conditions.

**Attachments:**

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





Kilbourne Dr

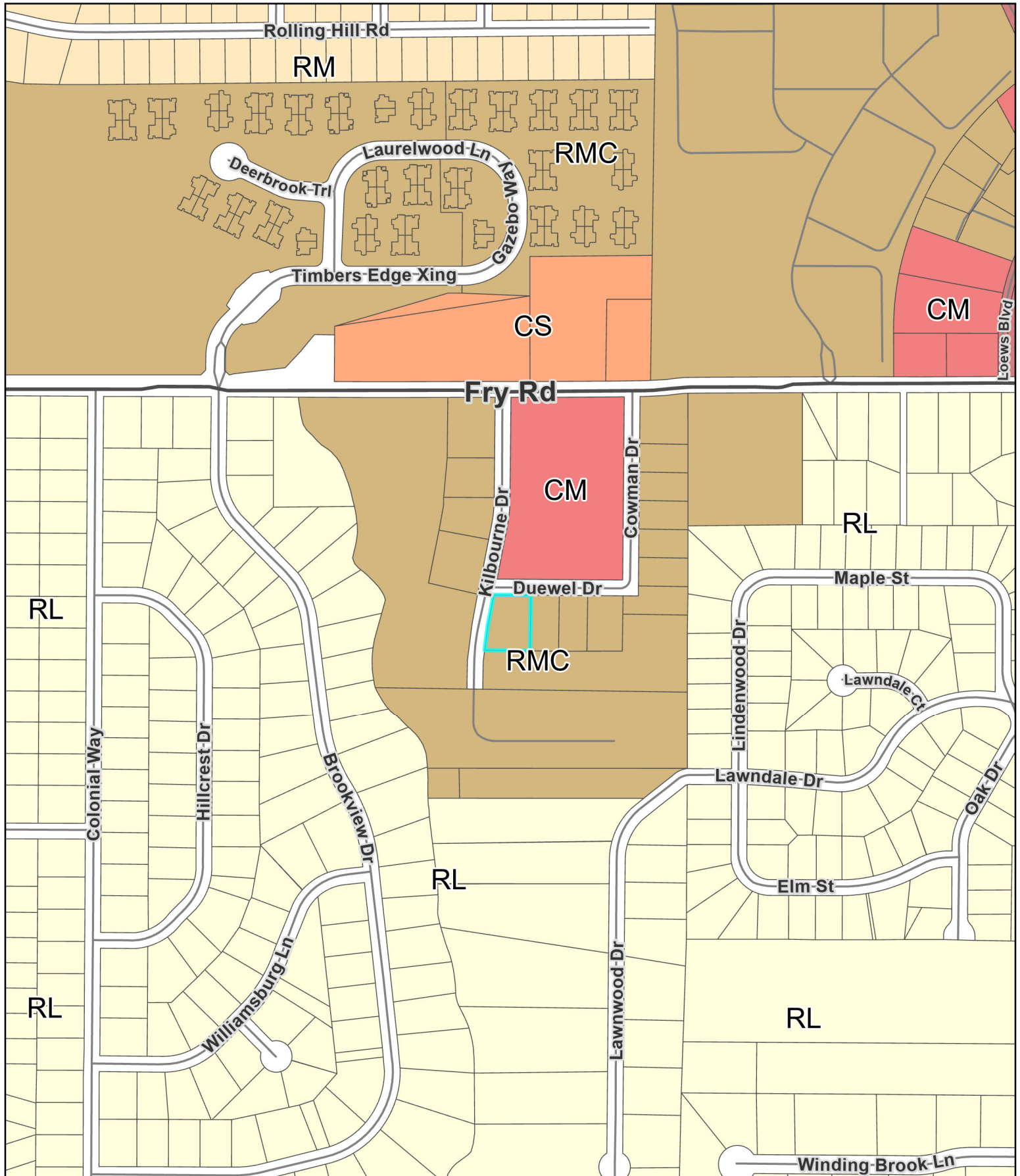
Duewel Dr





# Existing Zoning Map

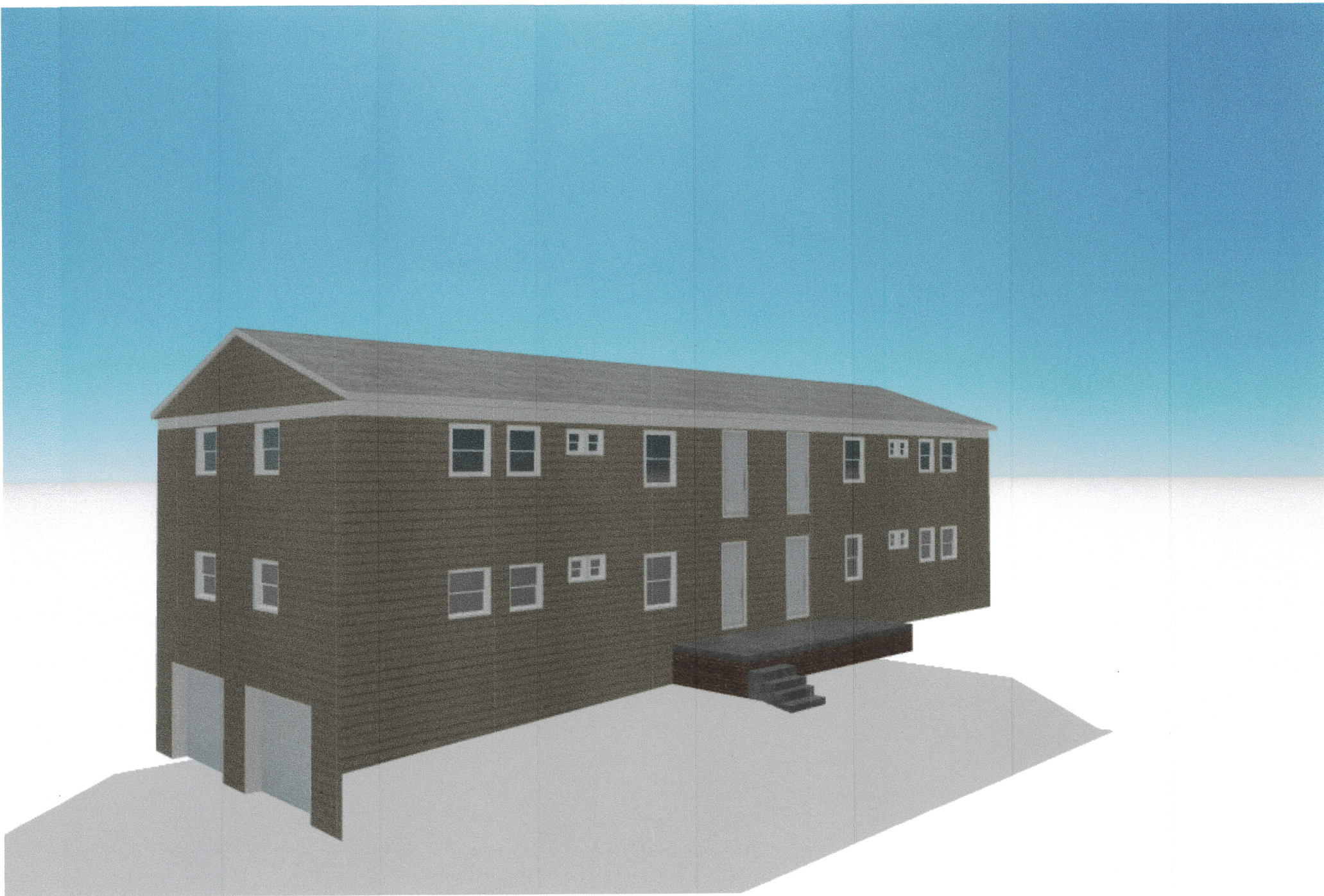
Exhibit B



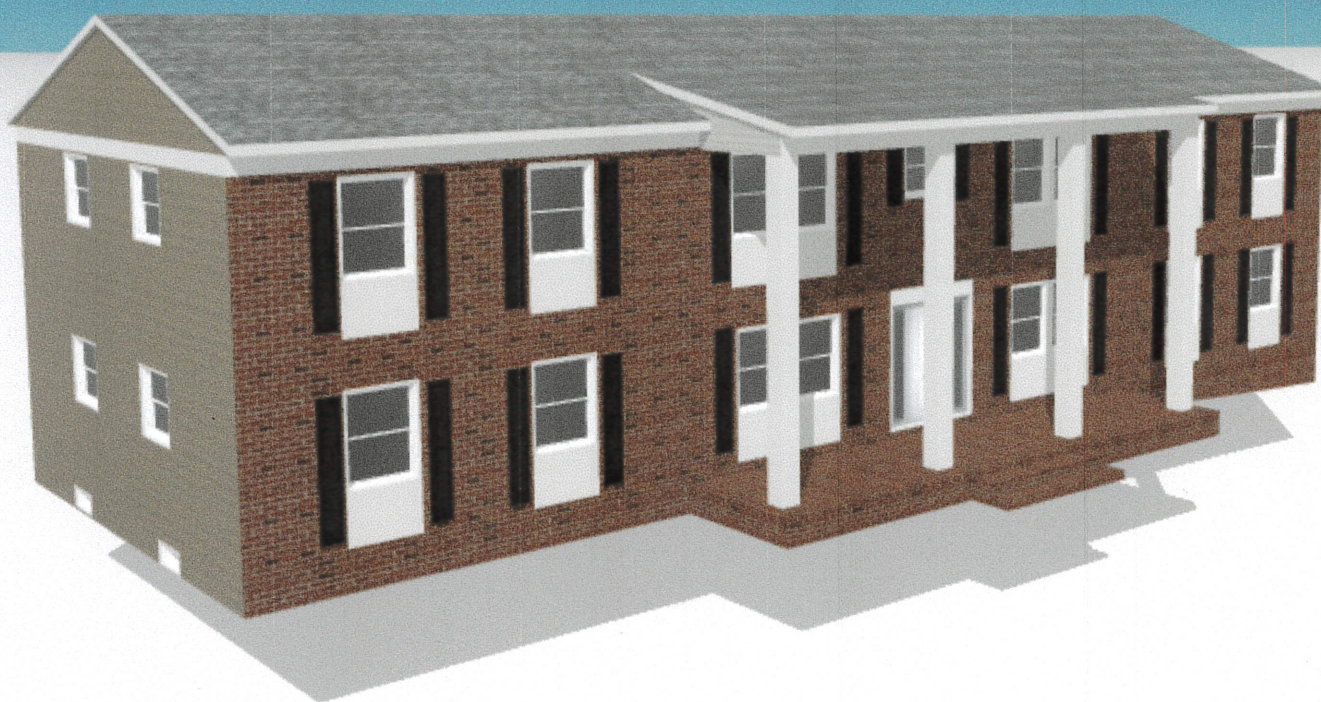
AC - Airport	IC - Interstate Commercial	OS - Open Space	RMC - Residential Multi-Unit Complex
AG - Agriculture	IL - Industrial Large	PUD - Planned Unit Development	RMH - Residential Mobile Home
CL - Commercial Large	IM - Industrial Medium	RL - Residential Large Lot	
CM - Commercial Medium	OT - Old Town	RM - Residential Medium Lot	
CS - Commercial Small	OTR - Old Town Residential	RA - Residential Attached Single-Family	













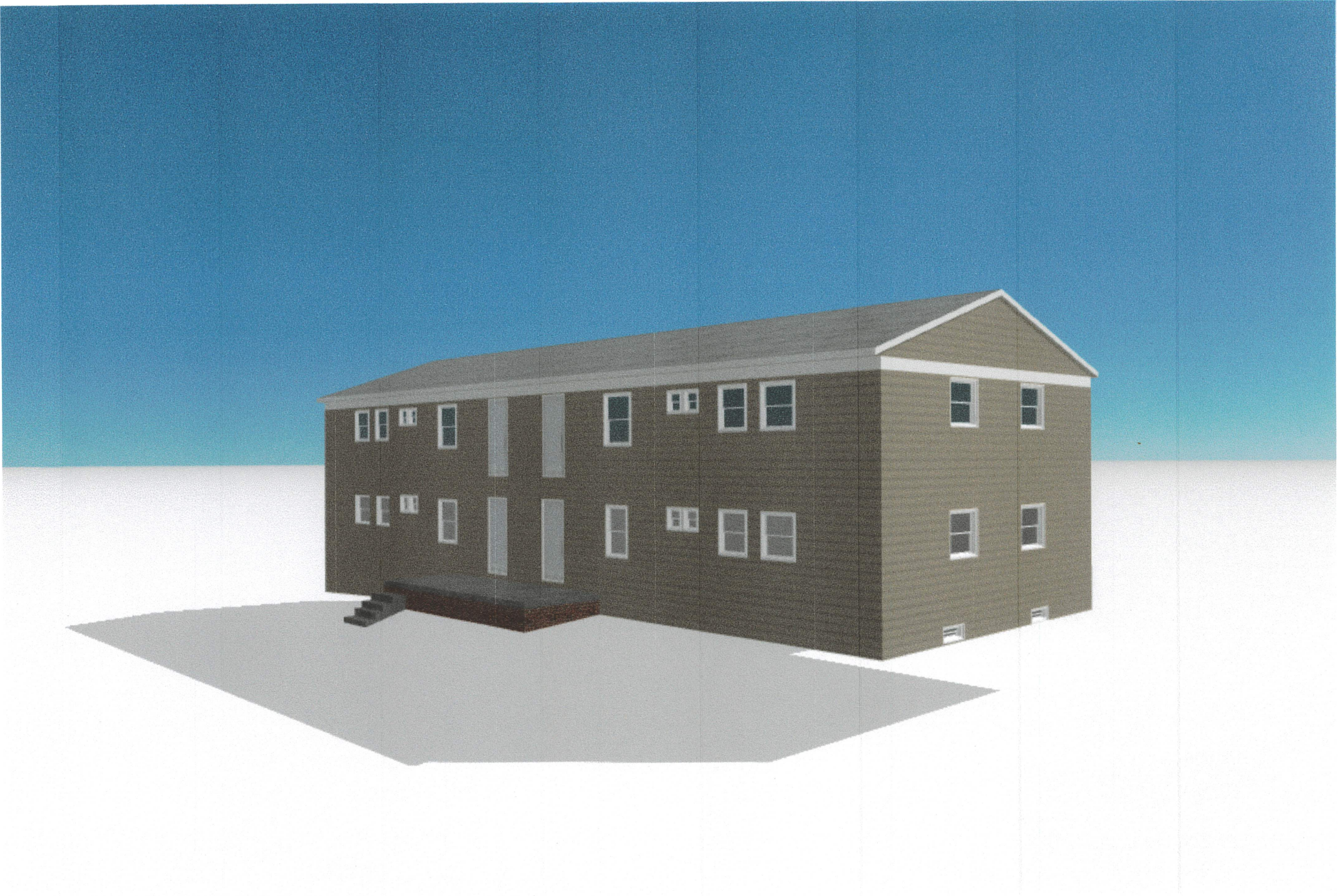




Exhibit D













Exhibit D





**Legal Description**

Lot number 11, in the 1<sup>st</sup> Section of Ormiso Heights, an addition to Greenwood, Indiana, the plat of which is recorded in Plat Book 8, Page 16, in the office of the Recorder of Johnson County, Indiana. Commonly known as 985 Duewel Drive, Greenwood, IN 46142.