



Board of Zoning Appeals

Date: Monday, March 13, 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 February 27, 2023

III. Special Requests/Continuances

A. **BZA2022-046 Use Variance**, Petitioner, RaceTrac is requesting a continuance to the March 27, 2023 BZA meeting

B. **BZA2022-047 Development Standards Variance**, Petitioner, RaceTrac, is requesting a continuance to the March 27, 2023 BZA meeting

IV. Findings of Fact

A. **BZA2023-003 Development Standards Variance**, Petitioner, Tim Crump, for the property at 249 N. Madison Avenue

B. **BZA2023-004 Development Standards Variance**, Petitioner, Thomas Vander Luitgaren, on behalf of Shri Mangalamurti Inc., for the property located at 1281 Southpark Drive

- C. **BZA2023-005 Development Standards Variance**, Petitioner, Donna Wiggin, for the property located at 602 Northgate Drive
- D. **BZA2023-007 Use Variance**, Petitioners, Jaden Feller and La Donna Feller, for the property located at 241 W. 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. **BZA2023-006 Development Standards Variance**, Petitioner, William Niemier, on behalf of Kovac Enterprises (Starbucks), is requesting relief from the following sections of the Unified Development Ordinance:
 - 1. Section 10-03-14 (D) Commercial Building Design Standards, Front Elevation (2) Minimum transparency of 30%, to allow transparency be reduced to 0% on the Independence Drive frontage
 - 2. Section 10-03-14 (D) Commercial Building Design Standards, Front Elevation (1) Minimum of 50% mortared masonry, to allow mortared masonry be reduced to 42% on the Worthsville Road frontage

VIII. **New Business from the Floor**

None.

IX. **Announcements**

None.

X. **Adjournment**

Join Zoom Meeting

<https://us06web.zoom.us/j/84860962273?pwd=eDhPTUk1d244WDFUeIFQKzhTd25Jdz09>

Dial by your location

+1 312 626 6799

Meeting ID: 848 6096 2273

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, March 27, 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.