



Board of Zoning Appeals

Date: Monday, March 25, 2024

Time: 6:00 PM

Place: Council Chambers
Greenwood City Center Building
300 South Madison Avenue
Greenwood, IN 46142

Doors Open at 5:45 PM

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 March 11, 2024

III. Special Requests/Continuances

None.

IV. Findings of Fact

A. **BZA2023-002 Development Standards Variance**, Petitioner Jack Vos, for property located at 790 North U.S. 31 (Gordon Food Service)

B. **BZA2024-003 Development Standards Variance**, Petitioners Russell Brown, for property located at Northeast corner of I-65 and E. Main Street, Parcel #41-02-34-013-005.000-030

C. **BZA2023-004 Development Standards Variance**, Petitioner Neil Goradia, for property located at 1275, 1287, and 1468 W. Main Street

V. Old Business

None.

VI. Old Business from the Floor

None.

VII. New Business

A. [BZA2024-005 Development Standards Variance](#), 1133 N. Emerson Avenue, Petitioner, Heather Belton, on behalf of Ultra Steak Inc., is requesting relief from the following sections of the Unified Development Ordinance:

1. Sec. 10-02-27 (A) Interstate Commerce District Development Standards, Impervious Lot Coverage, to increase the maximum allowed lot coverage from 70% to 80%
2. Sec. 10-03-14 (D) Commercial Building Design Standards, Side Elevation (1), to allow exterior materials other than the predominant front façade material on the side/rear façades
3. Sec. 10-03-14 (D) Commercial Building Design Standards, Front Elevation (2), to allow the transparency be reduced to from 30% to 15% on the west façade
4. Sec. 10-03-14 (D) Commercial Building Design Standards, Front Elevation (1), to allow mortared masonry be reduced from 50% to 25% on the west façade
5. Sec. 10-03-14 (D) Commercial Building Design Standards, Front Elevation (4), to allow wood as a permitted column material on west façade

B. [BZA2024-006 Development Standards Variance](#), 1422 Vinewood Drive, Petitioner, Roland Matlock, on behalf of Susan Harris, is requesting relief from Unified Development Ordinance Section 10-03-13 (C)(2) Accessory Structures, types of structures permitted, to allow for a second accessory structure of the same type

VIII. New Business from the Floor

None.

IX. Announcements

Potential upcoming training April 29 at 6:00pm in Council Chambers.

X. Adjournment

Join Zoom Meeting

<https://us06web.zoom.us/j/81824492278?pwd=doBXBoOa1Ot3fmW9b4L7aN3kOhTA0t.1>

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Meeting ID: 818 2449 2278

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, April 22, 2024 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.