



Board of Zoning Appeals

Date: Monday, June 10, 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 May 29, 2024

III. Special Requests/Continuances

None.

IV. Findings of Fact

- A. **BZA2024-012 Development Standards Variance**, Petitioner Greg Ilko, behalf of IHR Equity Fund XVII LLC, for property located at 1148 Easy Street (Lot 6)
- B. **BZA2024-013 Development Standards Variance**, Petitioner Greg Ilko, behalf of IHR Equity Fund XVII LLC, for property located at 1162 Easy Street (Lot 7)
- C. **BZA2024-014 Development Standards Variance**, Petitioner Greg Ilko, behalf of IHR Equity Fund XVII LLC, for property located at 1188 Easy Street (Lot 8)
- D. **BZA2024-015 Development Standards Variance**, Petitioner Greg Ilko, behalf of IHR Equity Fund XVII LLC, for property located at 1153 Easy Street (Lot 9)

- E. **BZA2024-016 Development Standards Variance**, Petitioner Greg Ilko, behalf of IHR Equity Fund XVII LLC, for property located at 1117 Easy Street (Lot 10)

V. **Old Business**

None.

VI. **Old Business from the Floor**

None.

VII. **New Business**

- A. **BZA2024-017 Development Standards Variance**, Southeast corner of the U.S. 31 and Worthsville Road intersection, Petitioner, Mike Timko, behalf of Kimley-Horn & Associates (Wawa), is requesting relief from the following sections of the Unified Development Ordinance:
1. Sec. 10-02-19 (A) Commercial Medium Format Zone, (1) Development Standards, to increase the maximum front (north) setback from eighty (80) feet to one hundred (100) feet
 2. Sec. 10-03-14 (D) Commercial Building Design Standards, Front Elevation (4), to allow columns made of steel
 3. Sec. 10-03-14 (D) Commercial Building Design Standards, Front Elevation (2), to reduce the required transparency from 30% to 17% on the front (north) façade
 4. Sec. 10-03-14 (D) Commercial Building Design Standards, Side/Rear Elevation (1), to allow exterior materials other than the predominant front façade material on the side/rear façades
- B. **BZA2024-018 Development Standards Variance**, 1285 N U.S. 31, Petitioner, Lannie Cowden, behalf of Heights Venture Architect + Design (Panda Express), is requesting relief from the following sections of the Unified Development Ordinance:
1. Sec. 10-02-20 (A) Commercial Large Format Zone, (1) Development Standards, to reduce to minimum lot size from 100,000 square feet to 37,000 square feet
 2. Sec. 10-02-20 (A) Commercial Large Format Zone, (1) Development Standards, to reduce the front (south) and front (west) setbacks from forty (40) feet to thirty (30) feet
 3. Sec. 10-03-14 (D) Commercial Building Design Standards, Front Elevation (2), to reduce the required transparency from 30% to 14% on the front (south) façade, from 30% to 15% on the front (east) façade, and from 30% to 20% on the front (west) façade
 4. Sec. 10-03-14 (D) Commercial Building Design Standards, Rear Elevation (1), to allow exterior materials other than the predominant front façade material on the side/rear façades

- C. [BZA2024-019 Development Standards Variance](#), 209 South Park Boulevard, Petitioner, Jonathan Loo, behalf of Appletree Staffing, from Unified Development Ordinance Section 10-03-14 (D) Commercial Building Design Standards, Side Elevations (1) for multiple materials on a side & rear elevation

VIII. New Business from the Floor

None.

IX. Announcements

X. Adjournment

Join Zoom Meeting

<https://us06web.zoom.us/j/81427130512?pwd=coJSfhhb2pgGBFmFsitoKo0SoaOQ6r.1>

Dial by your location

+1 312 626 6799

Meeting ID: 814 2713 0512

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, June 24, 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.