



# Board of Zoning Appeals

**Date:** Monday, October 28, 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 October 14, 2024

**III. Special Requests/Continuances**

None.

**IV. Findings of Fact**

- A. **BZA2024-036 Development Standards Variance**, Petitioner Kipp Cain, for property located at 530 Howard Road
- B. **BZA2024-038 Development Standards Variance**, Petitioner Gordon Carpenter, for property located at 122 Totten Drive
- C. **BZA2024-040 Development Standards Variance**, Petitioner Megan Ciaccio, for property located at 345 S. Oakwood Drive

**V. Old Business**

- A. **BZA2024-022 Development Standards Variance**, 1100 Block South Park Drive, Petitioner, Donna Jo Smithers, on behalf of ADITI Real Estate 63 LLC, from UDO Section 10-02-27 (A) Interstate Commerce District Development Standards, Minimum Front Yard Setback, to allow the front setback be reduced from sixty (60) feet to twenty-nine (29) feet

**VI. Old Business from the Floor**

None.

**VII. New Business**

- A. **BZA2024-041 Development Standards Variance**, Southern terminus of Airport Parkway and Jackson Boulevard, approximately 108 acres in total, Petitioner, Eric Prime, on behalf of Taylor Morrison, is requesting relief from the following sections of the Unified Development Ordinance:
1. Section 10-02-15 (A) Development Standards, Lot Width, to reduce the minimum lot width from 24 feet 20 feet for the Townhomes only
  2. Section 10-02-15 (A) Development Standards, Lot Size, to reduce the minimum lot size from 5,400 square feet to 4,200 square feet for the Cornerstone and Edge Series
  3. Section 10-02-15 (A) Development Standards, Side Yard Setback, to reduce the minimum setback from eight (8) feet to five (5) feet for the Simplicity and Edge Series
  4. Section 10-02-15 (A) Development Standards, Side Yard Setback, to reduce the minimum setback from eight (8) feet to one (1) foot for the Cornerstone Series
  5. Section 10-03-14 (B)(1) Single Family Residential Building Design Standards, Non-Monotony (B), to allow single family homes to have the same front setback for the Townhomes and the Cornerstone and Edge Series
  6. Section 10-03-14 (B)(1) Single Family Residential Building Design Standards, Non-Monotony (D), to waive requirement for no blank exterior walls for the Townhomes and the Cornerstone and Edge Series
  7. Section 10-03-14 (B)(1) Single Family Residential Building Design Standards, General Design (A), to increase the total percentage of garage to overall facade from 60% to 67% for the Simplicity Series (two-story)
  8. Section 10-03-14 (B)(1) Single Family Residential Building Design Standards, General Design (A), to increase the total percentage of garage to overall facade from 50% to 61% for the Simplicity Series (ranch)
  9. Section 10-03-14 (B)(1) Single Family Residential Building Design Standards, General Design (A), to increase the total percentage of garage to overall facade from 60% to 93% for the Townhomes

10. Section 10-03-14 (B)(1) Single Family Residential Building Design Standards, General Design (H), to increase the amount a garage can extend forward of the house from eight (8) feet to ten (10) feet for the Simplicity Series
11. Section 10-03-14 (B)(1) Single Family Residential Building Design Standards, General Design (C), to allow a primary front entrance on a side elevation for the Cornerstone Series
12. Section 10-03-14 (B)(1) Single Family Residential Building Design Standards, Exterior Materials, Path 1, to reduce the minimum gauge vinyl siding allowed from 0.046 to 0.044
13. Section 10-03-14 (B)(1) Single Family Residential Building Design Standards, Exterior Materials, Path 1, to reduce the amount of mortared masonry required from 50% to the bottom of the first-floor window on all facades in which mortared masonry is required
14. Section 10-03-14 (B)(1) Single Family Residential Building Design Standards, Exterior Materials, Path 1 (D), to allow vinyl siding on an enclosed porch

#### **VIII. Announcements**

#### **IX. Adjournment**

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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: Wednesday, November 13, 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.