



Board of Zoning Appeals

Date: Monday, November 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 November 13, 2024

III. Special Requests/Continuances

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, 14 total variances, continue to the December 9, 2024 BZA meeting

IV. Findings of Fact

A. **BZA2024-042 Development Standards Variance**, Petitioner, Crystal Whitehead, on behalf of Haverty’s Furniture, 723-A North US 31

B. **BZA2024-043 Special Exception**, Petitioner Adam Niemeyer, on behalf of Outrigger Industrial, for property located at 955 Graham Road

C. **BZA2024-044 Development Standards Variance**, Petitioner, Emily Martin, on behalf of Endress + Hauser, for property located at 2340 Endress Place

V. **Old 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~~

****Variance #10 Withdrawn by Petitioner**

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

VI. Old Business from the Floor

None.

VII. New Business

- A. [BZA2024-045 Development Standards Variance](#), 838 North US 31, Petitioner, Ron Courtney, on behalf of Midwest Signs, is requesting relief from the following sections of the Unified Development Ordinance:
 1. Section 10-03-08 (L)(2) On Premises Sign Menu: Building Signs, Multiple Use Ground Sign, to increase the maximum height from 23 feet to 30 feet
 2. Section 10-03-08 (L)(2) On Premises Sign Menu: Building Signs, Multiple Use Ground Sign, to increase the maximum size from 240 square feet to 316 square feet
- B. [BZA2024-046 Development Standards Variance](#), 1077 Honey Creek Road, Petitioners, Timothy & Renee Trotter, are requesting relief from UDO Section 10-03-13 (C)(6) Accessory Structures, to allow an accessory structure over 300 square feet to not have a 36" masonry wainscot

VIII. Announcements

IX. Adjournment

Join Zoom Meeting

<https://us06web.zoom.us/j/84211919114?pwd=xbvMcb4COaanghuKMKaEmsiTptBY8N.1>

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Meeting ID: 842 1191 9114

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, December 9, 2024 at 6:00 PM

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 the 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.