



Board of Zoning Appeals

Date: Monday, January 13, 2025

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. Election of Board of Zoning Appeals Officers

III. Approval of Minutes

A. [Meeting Minutes from December 9, 2024](#)

IV. Special Requests/Continuances

None.

V. Findings of Fact

- A. **BZA2024-041 Development Standards Variance**, Eric Prime, on behalf of Taylor Morrison, for property located at the Southern terminus of Airport Parkway and Jackson Boulevard, approximately 108 acres in total
- B. **BZA2024-047 Use Variance**, Petitioner, Justen Hochstetler, on behalf of CrossRoad Engineers, for property located at 822 North State Road 135
- C. **BZA2024-048 Development Standards Variance**, Petitioner, Justen Hochstetler, on behalf of CrossRoad Engineers, for property located at 822 North State Road 135

D. **BZA2024-051 Development Standards Variance**, Petitioner, Kristi Spencer, for property located at 521 Northgate Drive

VI. Old Business

None.

VII. Old Business from the Floor

None.

VIII. New Business

A. **BZA2024-052 Development Standards Variance**, 2234 Sheek Road, Petitioner, Mike Bhinder, on behalf of Athwal Investments Group, is requesting relief from the following sections of the Unified Development Ordinance:

1. Section 10-02-19 (A), Commercial Medium Format Zone, (1) Development Standards, to increase the maximum lot size from 100,000 to 182,000 square feet

B. **BZA2024-053 Development Standards Variance**, 895 South State Road 135, Petitioner, Wilfredo Hernandez, on behalf of Scout Services, is requesting relief from the following sections of the Unified Development Ordinance:

1. Section 10-03-09 (G) Screening: Mechanical Equipment, to allow mechanical equipment to be screened by landscaping

C. **BZA2024-056 Development Standards Variance**, 966 Woodgate Lane, Petitioner, Daniel Simon, is requesting relief from the following sections of the Unified Development Ordinance:

1. Section 10-02-14 (A) Residential Medium Lot Zone, Development Standards, to reduce to setback for an accessory structure from eight (8) to four (4) feet

IX. New Business from the Floor

X. Announcements

XI. Adjournment

Join Zoom Meeting

<https://us06web.zoom.us/j/85880395898?pwd=5TDoCo3lbP3Wobkmp8uWqYCRmHRe5G.1>

Dial by your location

+1 312 626 6799

Meeting ID: 858 8039 5898

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, January 27, 2025 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 James Peck, 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.