



Board of Zoning Appeals

Date: Monday, January 27, 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. Approval of Minutes

A. Meeting Minutes from [January 13, 2025](#)

III. Special Requests/Continuances

None.

IV. Findings of Fact

A. **BZA2024-052 Development Standards Variance**, Petitioner, Mike Bhinder, on behalf of Athwal Investments Group, for property located at 2234 Sheek Road

B. **BZA2024-053 Development Standards Variance**, Petitioner, Wilfredo Hernandez, on behalf of Scout Services, for property located at 895 South State Road 135

C. **BZA2024-056 Development Standards Variance**, Petitioner, Daniel Simon, for property located at 966 Woodgate Lane

V. Old Business

None.

VI. Old Business from the Floor

None.

VII. New Business

- A. [BZA2024-054 Development Standards Variance](#), 491 W. Main Street, Petitioner, Bill Blocher, on behalf of Blue Escapes Pools, is requesting relief from the following sections of the Unified Development Ordinance:
1. Section 10-03-14 (D) Commercial Building Design Standards, to waive the requirement that any alterations to the front elevation shall require the entire building come into compliance
- B. [BZA2024-055 Development Standards Variance](#), Northwest corner of I-65 and E. Main Street, Petitioner, Joseph Latimer, on behalf of Chick-Fil-A, is requesting relief from the following sections of the Unified Development Ordinance:
1. Section 10-02-27 (A), Interstate Commerce District, (1) Development Standards, to reduce the side/rear yard setback from twenty (20) feet to four (4) feet
 2. Section 10-02-27 (A), Interstate Commerce District, (1) Development Standards, to allow parking in a front yard
 3. Section 10-03-05 (C), Drive Thru, Stacking Lane Requirements, (3) Bypass Lanes, to waive the requirement for a by-pass lane whereby vehicles may circulate around the structure separate from the drive-thru lanes
 4. Section 10-03-14 (D), Commercial Building Design Standards, Front Elevation, (2) Transparency, to reduce the minimum transparency on a front façade from 30% to 10%
- C. [BZA2024-057 Development Standards Variance](#), 1251 US 31 North, Petitioner, Harley Miles, on behalf of Rottmann Collier Architects, is requesting relief from the following sections of the Unified Development Ordinance:
1. Section 10-03-13 (C) Accessory Structures, (10) to allow an accessory structure (pergola) to be placed in a front yard
- D. [BZA2024-058 Development Standards Variance](#), 2157 Stacie's Way, Petitioner, Michelle Affronti, on behalf of AMAROK LLC, is requesting relief from the following sections of the Unified Development Ordinance:
1. Section 10-03-09 (B) (3); Fence Materials; to allow a fence to contain an electric charge
 2. Section 10-03-09 (C) (2); Fence Height, to allow a fence up to 10 feet in height in a front yard

VIII. New Business from the Floor

IX. Announcements

X. Adjournment

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<https://us06web.zoom.us/j/84567726835?pwd=IL67yJ1N6HvuBAnKjfirSbFYUzZJi.1>

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Meeting ID: 845 6772 6835

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, February 10, 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.