



Board of Zoning Appeals

Date: Monday, April 28, 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 [April 14, 2025](#)

III. Special Requests/Continuances

A. [BZA2025-008 Development Standards Variance](#), Petitioner, Eric Prime, on behalf of Davis Homes LLC, requests a continuance to June 23, 2025

IV. Findings of Fact

A. **BZA2025-011 Development Standards Variance**, Petitioner, Westminster Village Greenwood, for property located at 295 Village Lane

B. **BZA2025-012 Development Standards Variance**, Petitioner, Cindy Thrasher, for property located at 733 Lowes Blvd.

V. Old Business

A. **[BZA2025-008 Development Standards Variance](#)**, 800 Block, West Side of Combs Road, Petitioner, Eric Prime, on behalf of Davis Homes LLC, is requesting relief from the following sections of the Unified Development Ordinance:

1. Section 10-03-14 (B) Single-Family Residential Building Design Standards (1), General Design (A) to allow a garage door to cover up to 85% of the width of the front façade
2. Section 10-03-14 (B) Single-Family Residential Building Design Standards (1), General Design (A) to allow a garage door to cover up to 85% of the front façade area
3. Section 10-03-14 (B) Single-Family Residential Building Design Standards (1), General Design (B) to allow a single window on a front façade

VI. Old Business from the Floor

VII. New Business

- A. **BZA2025-013 Development Standards Variance**, 1640 Stones Crossing, Petitioner, Thomas W. Vander Luitgaren, is requesting relief from the following sections of the Unified Development Ordinance:
 1. Section 10-02-19 (A)(1) Commercial Medium Format Zone, to increase the maximum lot size from 100,000 square feet to 273,102 square feet
 2. Section 10-03-13 (C)(6) Accessory Structures, to allow an accessory structure over 300 square feet to not have a 36" masonry wainscot.
- B. **BZA2025-014 Development Standards Variance**, 1408 Griffith Rd., Petitioner, Troy P. Franklin Jr., is requesting relief from the following sections of the Unified Development Ordinance:
 1. Section 10-03-13 Signage (C)(6) Accessory Structures, to allow an accessory structure over 300 square feet to not have a 36" masonry wainscot.

VIII. New Business from the Floor

IX. Announcements

X. Adjournment

Join Zoom Meeting

<https://us06web.zoom.us/j/86341795447?pwd=cYseuQodbfE0XxUQKKuVHbRo8oS1bq.1>

Dial by your location

+1 312 626 6799

Meeting ID: 863 4179 5447

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, May 12, 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.