



## Board of Zoning Appeals

**Date: Monday, May 12, 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 28, 2025](#)

**III. Special Requests/Continuances**

None

**IV. Findings of Fact**

A. **BZA2025-013 Development Standards Variance**, Petitioner, Thomas W. Vander Luitgaren, for property located at 1640 Stones Crossing

B. **BZA2025-014 Development Standards Variance**, Petitioner, Troy P. Franklin Jr., for property located at 1408 Griffith Road

**V. Old Business**

None.

**VI. Old Business from the Floor**

## **VII. New Business**

- A. **BZA2025-015 Development Standards Variance**, 530 Oakridge Way, Petitioner, David Norris, is requesting relief from the following sections of the Unified Development Ordinance:
  - 1. Section 10-03-13 (C) Accessory Structures (6), to allow an accessory structure over 300 square feet to not have a 36" masonry wainscot
- B. **BZA2025-016 Development Standards Variance**, 142 Easton Point Way, Petitioners, James Reagan & Marki Warrick, are requesting relief from the following sections of the Unified Development Ordinance:
  - 1. Section 10-03- 09 (C) Fence Height (3), to allow an eight-foot-tall fence in a residential zoning district
- C. **BZA2025-017 Development Standards Variance**, 709 Orchard Lane, Petitioner, Zachariah Sims, is requesting relief from the following sections of the Unified Development Ordinance:
  - 1. Section 10-03-02 (F) Parking Area Surfaces, to allow gravel as a permitted driveway surface.
  - 2. Section 10-03-13 (C) Accessory Structures, (2) to allow a total of four (4) accessory structures on a single property
  - 3. Section 10-03-13 (C) Accessory Structures, (6) to remove the requirement for a mortared masonry wainscoting on an accessory structure over 300 square feet
  - 4. Section 10-03-13 (C) Accessory Structures, (7) to allow the total square footage of accessory structures to exceed 150% of the square footage of the primary structure

## **VIII. New Business from the Floor**

## **IX. Announcements**

## **X. Adjournment**

Join Zoom Meeting

<https://us06web.zoom.us/j/81420537181?pwd=cvjmyuo4yp9S5RWj3aY4Q1CjiCFvQ8.1>

Dial by your location

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Meeting ID: 814 2053 7181

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: Wednesday, May 28, 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 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.