

Staff Report – Board of Zoning Appeals

Docket #:	BZA2026-006 Development Standard Variance	Hearing Date:	May 27, 2026
Applicant:	Midwest Signs, 8560 E. 30 th Street, Indianapolis, IN 46219		
Owner:	The Ark Sports Facility, 2532 Lookout Court, Greenwood, IN 46143		
Subject Property:	1627 St. Clare Way		
Staff Contact:	Gabe Nelson, nelsong@greenwood.in.gov, 317-887-5230		

Request:

Petitioner is requesting relief from the following sections of the Unified Development Ordinance:

1. Section 10-03-08 (L) Signs, Menu of On-Premises Signs Allowed by Permit, (2) On Premises Sign Menu: Building Signs, Wall Signs, to allow a 200 square foot sign on a side wall

Location:

The subject property is located in the Swartz Crossing development, south of Franciscan Express Care on Stones Crossing Road.

Parcel #: 41-04-13-022-029.000-040

Exhibit A – Aerial Map and Exhibit E – Legal Description

Existing & Surrounding Zones/Land Uses:

- Existing: Commercial Large (CL), The Ark Sports Facility
- North: Commercial Large (CL), Franciscan Express Care
- West: Commercial Large (CL)/Commercial Medium (CM), Undeveloped/Offices
- South: Commercial Large (CL), Undeveloped
- East: Commercial Large (CL), Flats at Stones Crossing Apartments

Exhibit B – Existing Zoning Map

Indiana Code Reference(s): Section 36-7-4-918.5 (Development Standards Variances)

Statutory Criteria:

- Indiana Code Section 36-7-4-918.5 Dimensional/Development Standard Variances may be approved only upon a determination in writing that:
 1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
 2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner;
 3. The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property.
- Indiana Code Section 8-21-10-3 No Hazard to Air Navigation: **Not applicable**

VARIANCE #1: To allow a 200 square foot sign on a side wall.

Greenwood Code References: Section 10-03-08 (L) Signs, Menu of On-Premises Signs Allowed by Permit, (2) On Premises Sign Menu: Building Signs, Wall Signs. Signage on a side wall of a building shall be permitted two (2) square feet for each lineal foot of building depth up to a maximum of one-hundred (100) square feet.

Petitioner's Detailed Statements of Reasons and Staff Comments:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community because:

All the requested signs are surface mounted. They are not a public health, safety, morals, or general welfare of community concern as they are just signs on the building.

Staff Comment: Staff agrees with petitioner's statement. They are wall signs so they will not create any vision obstruction and are not EVMS, so there will not be a distraction factor.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

The larger requested signage will allow the community to find them more easily. It will also help the surrounding businesses by bringing more people to the area.

Staff Comment: Staff agrees with petitioner's statement. The proposed size of the sign requested is not large enough to negatively impact any surrounding properties.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

Without this approval, the business will be hard to identify and locate. The business relies on the visibility from all roads to thrive in the community.

Staff Comment: It is difficult to classify this a practical difficulty as this is partially self-inflicted. If this building were located on the lot directly to the west, it would have frontage to the west and a variance would not be necessary. The petitioner should address the rationale for choosing the lot at the meeting.

4. The structure is/is not regulated under Indiana Code 8-21-10-3 for hazard air navigation.

N/A

Recommendation and Proposed Conditions:

Staff provides no recommendation on this case. Criteria #1, #2, and #4 are all met, but Criteria #3 is questionable. This will depend on how the Board interprets practical difficulty and a self-created need for a variance. It is of Staff opinion that the location of the building is the main reason for this variance request. If the Board finds that there is no particular reason the building is located on the eastern lot, then it would be plausible to decline this petitioner. Likewise, if the Board finds that the building needed to locate on the parcel chosen, a variance may be necessary to allow the site to develop as proposed.

It should also be pointed out that The Ark is expected to be a regional attraction and currently does not have any freestanding signs. It would be beneficial if it were identifiable from SR 135, whether it be through signage or building design, although at 200 square feet with partially obscured sight lines, it is hard to determine if this sign will help with identification, and future development on the neighboring lot may block the sign from SR 135.

Attachments:

- Exhibit A – Aerial Map
- Exhibit B – Zoning Map
- Exhibit C – Site Plan
- Exhibit D – Sign Renderings
- Exhibit E – Legal Description

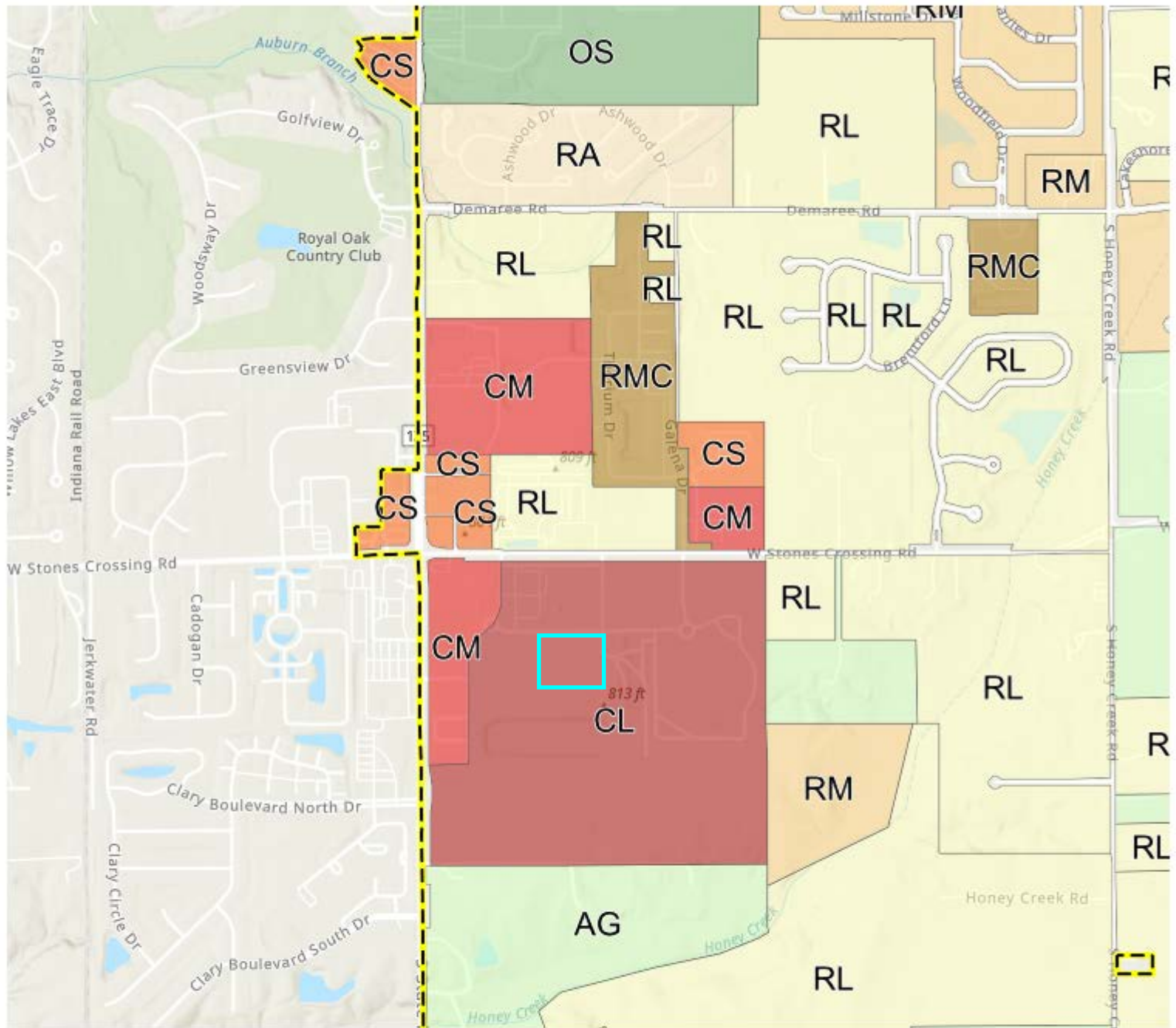
Aerial Map

Exhibit A



Zoning Map

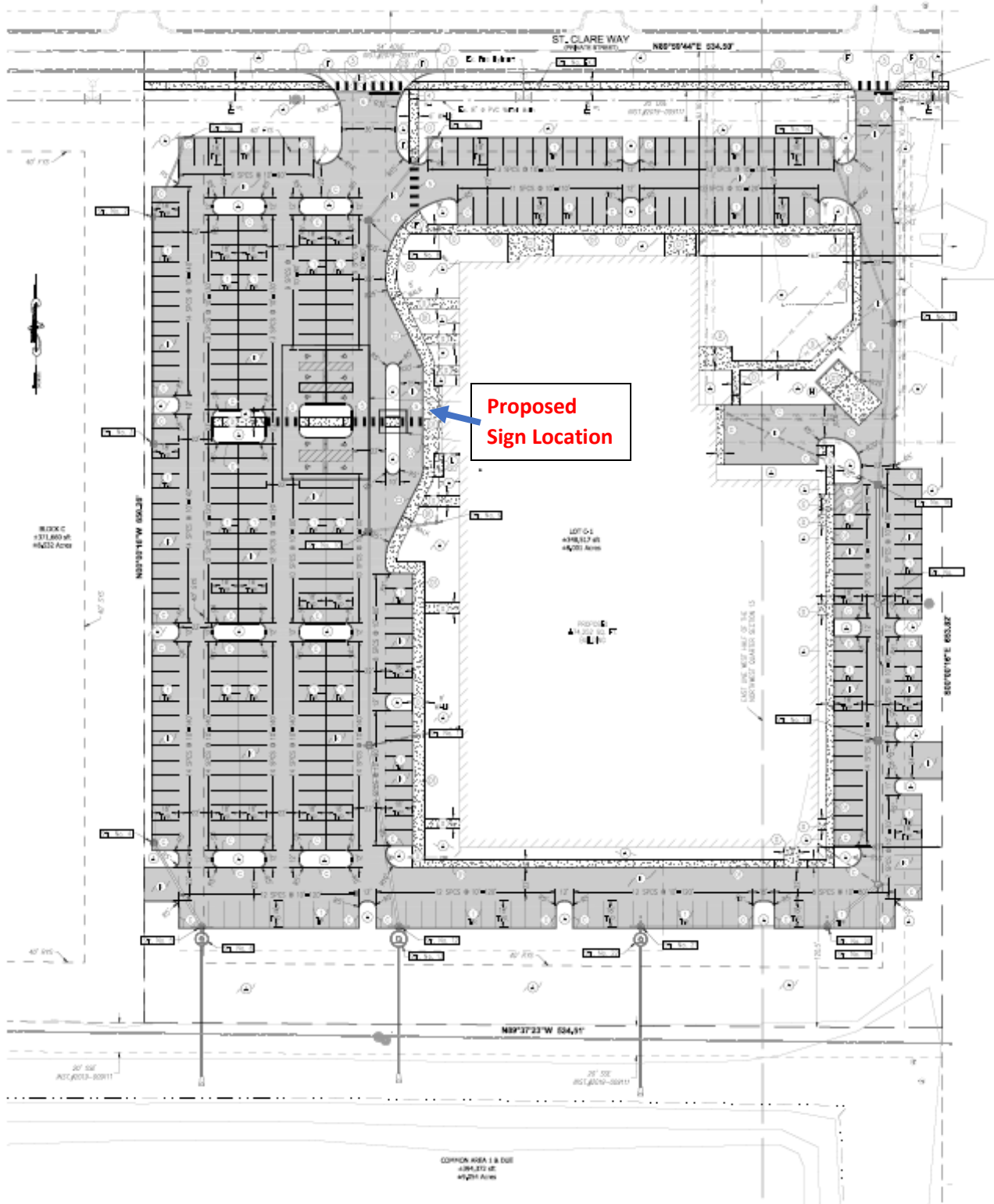
Exhibit B

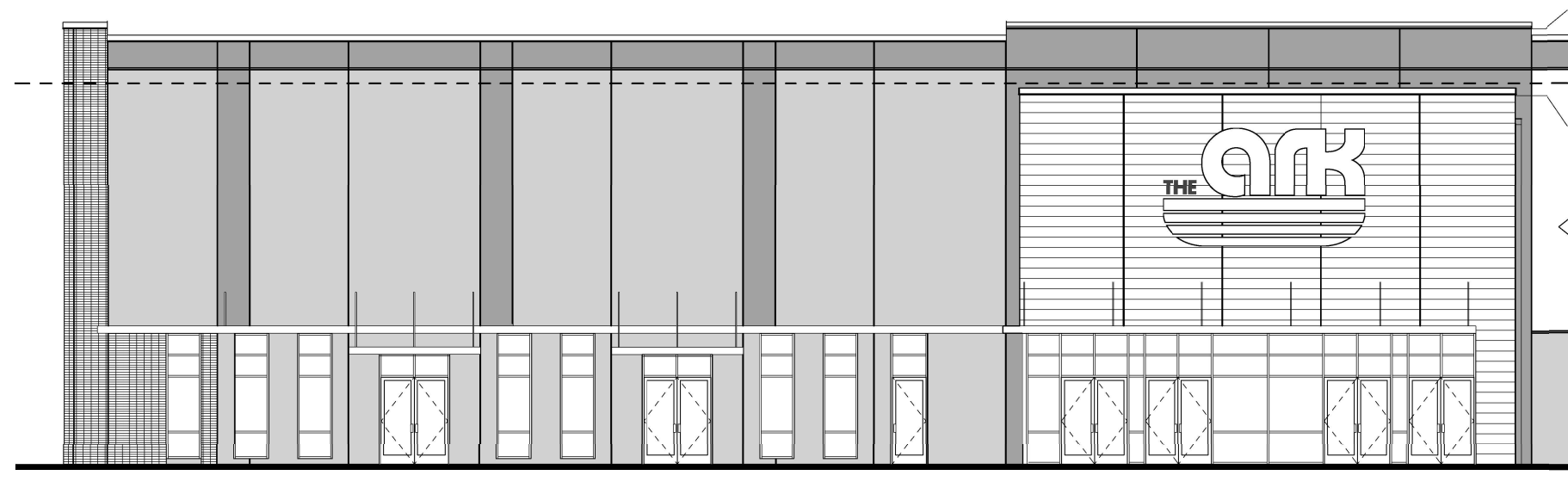


AC - Airport	IC - Interstate Commercial	OS - Open Space	RMC - Residential Multi-Unit Complex
AG - Agriculture	IL - Industrial Large	PUD - Planned Unit Development	RMH - Residential Mobile Home
CL - Commercial Large	IM - Industrial Medium	RL - Residential Large Lot	
CM - Commercial Medium	OT - Old Town	RM - Residential Medium Lot	
CS - Commercial Small	OTR - Old Town Residential	RA - Residential Attached Single-Family	



Site Plan





2 ENLARGED EXTERIOR ELEVATION
A310 SCALE: 1/8" = 1'-0"



SCALE 1/2"=1'

Legal Description

Lot numbered C-1 of the Replat of Block C of the Replat of Swartz Crossing Commercial Subdivision final plat as recorded by the Johnson County, Indiana, Recorder on May 13, 2025 as Instrument Number 2025-008696 in Plat Cabinet E, Page 740 A-B.