



Board of Zoning Appeals

Date: Monday, August 12, 2024

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 July 22, 2024

III. Special Requests/Continuances

None.

IV. Findings of Fact

A. **BZA2024-025 Development Standards Variance**, Petitioner Brent Roberts, behalf of Phanomen Design (Fujiyama Steakhouse), for property located at 1535 W. Stones Crossing Road

V. Old Business

None.

VI. Old Business from the Floor

None.

VII. New Business

- A. [BZA2024-026 Development Standards Variance](#), 523 S. Madison Avenue, Petitioner, Garry Potts, on behalf of Madison Apartments, is requesting relief from the following sections of the Unified Development Ordinance:
1. Sec. 10-03-08 Signage (L)(2) On Premises Sign Menu, Projecting/Blade Sign, to increase the maximum height from 144 inches to 282 inches
 2. Sec. 10-03-08 Signage (L)(2) On Premises Sign Menu, Projecting/Blade Sign, to increase the maximum sign depth from twelve (12) inches to sixteen (16) inches
 3. Sec. 10-03-08 Signage (L)(2) On Premises Sign Menu, Projecting/Blade Sign, to increase the maximum projecting distance from four (4) feet to five (5) feet
 4. Sec. 10-03-08 Signage (L)(2) On Premises Sign Menu, Projecting/Blade Sign, to eliminate the 1-foot surrounding brick or stone material requirement from the face of the sign
- B. [BZA2024-027 Development Standards Variance](#), 1148 Easy Street (Lot 6), Petitioner, Greg Ilko, behalf of IHR Equity Fund XVII LLC, from UDO Section 10-02-16 (A) Residential Multi-Use Complex Zone Development Standards, to reduce the minimum building height from thirty (30) feet to twenty-three (23) feet
- C. [BZA2024-028 Development Standards Variance](#), 1162 Easy Street (Lot 7), Petitioner, Greg Ilko, behalf of IHR Equity Fund XVII LLC, from UDO Section 10-02-16 (A) Residential Multi-Use Complex Zone Development Standards, to reduce the minimum building height from thirty (30) feet to twenty-three (23) feet
- D. [BZA2024-029 Development Standards Variance](#), 1188 Easy Street (Lot 8), Petitioner, Greg Ilko, behalf of IHR Equity Fund XVII LLC, from UDO Section 10-02-16 (A) Residential Multi-Use Complex Zone Development Standards, to reduce the minimum building height from thirty (30) feet to twenty-three (23) feet
- E. [BZA2024-030 Development Standards Variance](#), 1153 Easy Street (Lot 9), Petitioner, Greg Ilko, behalf of IHR Equity Fund XVII LLC, from UDO Section 10-02-16 (A) Residential Multi-Use Complex Zone Development Standards, to reduce the minimum building height from thirty (30) feet to twenty-three (23) feet
- F. [BZA2024-031 Development Standards Variance](#), 1117 Easy Street (Lot 10), Petitioner, Greg Ilko, behalf of IHR Equity Fund XVII LLC, from UDO Section 10-02-16 (A) Residential Multi-Use Complex Zone Development Standards, to reduce the minimum building height from thirty (30) feet to twenty-three (23) feet
- G. [BZA2024-032 Development Standards Variance](#), Southeast corner of the U.S. 31 and Worthsville Road intersection, Petitioner, Katherine Rayner, behalf of Crew Carwash, is requesting relief from the following sections of the Unified Development Ordinance:
1. Sec. 10-02-19 (A) Commercial Medium Format Zone, (1) Development Standards, to increase the maximum front (east) setback from eighty (80) feet to one hundred thirty (130) feet

2. Sec. 10-03-14 (D) Commercial Building Design Standards, Front Elevation (2), to reduce the required transparency on both front façades
3. Sec. 10-03-14 (D) Commercial Building Design Standards, Side Elevations (1), to allow exterior materials other than the predominant front façade material on the side/rear façades

VIII. New Business from the Floor

None.

IX. Announcements

X. Adjournment

Join Zoom Meeting

<https://us06web.zoom.us/j/81022188795?pwd=zWyAQt2WNNB0hAReX5Ldl8hoE8bzIX.1>

Dial by your location

+1 312 626 6799

Meeting ID: 810 2218 8795

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, August 26, 2024 at 6:00PM

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 Mark St. John 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.