



Board of Zoning Appeals

Date: Monday, August 26, 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 August 12, 2024

III. Special Requests/Continuances

None.

IV. Findings of Fact

- A. **BZA2024-026 Development Standards Variance**, Petitioner Garry Potts, on behalf of Madison Apartments, for property located at 523 S. Madison Avenue
- B. **BZA2024-027 Development Standards Variance**, Petitioner Greg Ilko, behalf of IHR Equity Fund XVII LLC, for property located at 1148 Easy Street (Lot 6)
- C. **BZA2024-028 Development Standards Variance**, Petitioner Greg Ilko, behalf of IHR Equity Fund XVII LLC, for property located at 1162 Easy Street (Lot 7)
- D. **BZA2024-029 Development Standards Variance**, Petitioner Greg Ilko, behalf of IHR Equity Fund XVII LLC, for property located at 1188 Easy Street (Lot 8)

- E. **BZA2024-030 Development Standards Variance**, Petitioner Greg Ilko, behalf of IHR Equity Fund XVII LLC, for property located at 1153 Easy Street (Lot 9)
- F. **BZA2024-031 Development Standards Variance**, Petitioner Greg Ilko, behalf of IHR Equity Fund XVII LLC, for property located at 1117 Easy Street (Lot 10)
- G. **BZA2024-032 Development Standards Variance**, Petitioner Katherine Rayner, behalf of Crew Carwash, Southeast corner of the U.S. 31 and Worthsville Road intersection

V. Old Business

- A. **BZA2024-022 Development Standards Variance**, 1100 Block South Park Drive, Petitioner, Donna Jo Smithers, on behalf of ADITI Real Estate 63 LLC, from UDO Section 10-02-27 (A) Interstate Commerce District Development Standards, Minimum Front Yard Setback, to allow the front setback be reduced from sixty (60) feet to twenty-nine (29) feet

VI. Old Business from the Floor

None.

VII. New Business

- A. **BZA2024-033 Development Standards Variance**, 916 E. Main Street, Petitioner, Chris Thompkins, behalf of On-Stage LIVE, from UDO Section 10-03-08 Signage (L)(2) On Premises Sign Menu: Building Signs, Multiple Use Ground Sign, to allow changeable copy on a multiple use ground sign
- B. **BZA2024-034 Development Standards Variance**, 1177 Curry Road, Petitioner, David Gilman, is requesting relief from the following sections of the Unified Development Ordinance:
 1. Sec. 10-02-13 (A) Residential Large Lot Zone, (1) Development Standards, to reduce the side yard setback from ten (10) feet to five (5) feet
 2. Sec. 10-02-13 (A) Residential Large Lot Zone, (1) Development Standards, to reduce the minimum required lot width from seventy-five (75) feet to fifty (50) feet
 3. Sec. 10-03-13 (C)(10) Accessory Structures, to allow accessory structures in a front yard

VIII. New Business from the Floor

None.

IX. Announcements

X. Adjournment

Join Zoom Meeting

<https://us06web.zoom.us/j/86451848687?pwd=ZN87NHI2227qJozjc3MSZiTbcHmzX3.1>

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Meeting ID: 864 5184 8687

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, September 9, 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.