



Board of Zoning Appeals  
Board of Zoning Appeals Division III (Sept.  
17, 2024)  
Meeting Agenda

## Meeting Details

Notice is hereby given that the Metropolitan Board of Zoning Appeals will hold public hearings on:

**Date:** Tuesday, September 17, 2024      **Time:** 1:00 PM

**Location:** Public Assembly Room, 2nd Floor, City-County Building, 200 E. Washington Street

## Business:

### Adoption of Meeting Minutes:

### Special Requests

## PETITIONS REQUESTING TO BE CONTINUED:

1. **2024-DV3-024 | 10220 East Washington Street**

Warren Township, Council District #20, zoned C-4 (TOD)  
Indy WS40 LLC, by Joseph D. Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a drive through in a front yard without an exclusive bypass aisle or screening (stacking spaces disallowed within front yard, bypass aisle and screening required) and within 100 feet of a transit stop (prohibited within 600 feet unless located behind building) and the construction of freestanding buildings with front yard setbacks of up to 60 feet (maximum 10-feet permitted), a front building line of 18.5 percent (80 percent required), and deficient first-story transparency on the front façade of the westernmost building (60% transparency required).

**\*\* Automatic continuance filed by a registered neighborhood organization, continuing this petition to the October 15, 2024 hearing of Division III**

2. **2024-DV3-026 | 7140 & 7142 East Washington Street**

Warren Township, Council District #14, zoned C-4 (TOD)  
Fieldstone Financial LLC and 7142 East Washington LLC, by Joseph D. Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an automobile fueling station with 16 pump islands/service areas (eight permitted) with a parking area having a minimum 15-foot setback from Washington Street with parking area behind the front building line encompassing 88.1 percent of the lot width (25 feet required, maximum 40 percent lot width for parking permitted behind front building line), with a front building line encompassing 37.1 percent of the lot width (60 percent required) and deficient first floor transparency (40 percent required).

**\*\*Automatic continuance filed by a registered neighborhood organization, continuing this to the October 15, 2024 hearing of Division III**

3. **2024-UV1-009 (Amended) | 1307 High School Road**

Wayne Township, Council District #17, zoned C-4 (TOD)  
Sohum Hotels Indy West LLC, by Russell Brown

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 122-unit hotel (not permitted), with one primary entry (four required), and 111 parking

spaces (122 parking spaces required), and a chain link fence within the front yard of Washington Street (not permitted).

**\*\*A registered neighborhood organization has filed a timely automatic continuance, continuing this petition to the October 15, 2024 hearing of Division III**

**4. 2024-UV3-008 (Amended) | 2649 Fisher Road**

Warren Township, Council District #20, zoned D-A

German Mendez Sanchez and Ana Laura Miranda Dominguez, by Josh Smith

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an event center (not permitted), with a gravel and grass parking area (parking area must be paved), and the expansion of an accessory structure resulting in it being located forward of the primary building and a five-foot south side yard setback (accessory structures may not be located in front of primary building, 15-foot side yard setback required).

**\*\*Petitioner to request a continuance to the October 15, 2024 hearing of Division III**

**Petitions for Public Hearing**

**PETITIONS TO BE EXPEDITED:**

**5. 2024-DV3-021 | 125 Muessing Road**

Warren Township, Council District #20, zoned D-A / SU-1

Brad Knapp & Nadine Murphy, by David Gilman

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an accessory building within the front yard of Muessing Road (not permitted).

**6. 2024-DV3-025 | 2204 and 2220 North Meridian Street**

Center Township, Council District #12, zoned MU-2 (TOD)

M22 Housing LP, by Daniel Hubbard

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a mixed-use building with 32 off-street parking spaces provided (57 required).

**7. 2024-UV3-011 | 7941 East 30th Street**

Warren Township, Council District #9, zoned C-3

SARBKAM 2 LLC, by Thomas Pottschmidt

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a liquor store (not permitted).

**8. 2024-UV3-013 | 5640 East 38th Street**

Lawrence Township, Council District #9, zoned SU-1 (TOD)

New Direction Church, by Marita Gordon

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a beauty, barber, and body care vocational uses (not permitted).

**PETITIONS FOR PUBLIC HEARING (Transferred Petitions):**

**PETITIONS FOR PUBLIC HEARING (Continued Petitions):**

**9. 2024-UV3-010 | 6332 Massachusetts Avenue**

Warren Township, Council District #9, zoned D-3

Baljeet Singh, by David Gilman

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the storage of six commercial vehicles, being three semi-tractor trucks and three associated trailers and the

location of a six-foot tall fence within the front yard (not permitted, 3.5-foot tall fencing permitted within front yards).

### **PETITIONS FOR PUBLIC HEARING (New Petitions):**

**10. 2024-DV3-023 | 11700, 11850 East 38th Street and 4002 North Carroll Road**

Lawrence Township, Council District #15, zoned D-5 (FF)  
Laibe & Russell Investments LLC, by Mark and Kim Crouch

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of single-family dwellings with front loaded garages comprising up to 65% of the front façade (maximum 45%) for a future 138 lot subdivision.

### **Additional Business:**

\*\*The addresses of the proposals listed above are approximate and should be confirmed with the Division of Planning. Copies of the proposals are available for examination prior to the hearing by emailing [planneroncall@indy.gov](mailto:planneroncall@indy.gov). Written objections to a proposal are encouraged to be filed via email at [dmdpubliccomments@indy.gov](mailto:dmdpubliccomments@indy.gov), before the hearing and such objections will be considered. At the hearing, all interested persons will be given an opportunity to be heard in reference to the matters contained in said proposals. The hearing may be continued from time to time as may be found necessary. For accommodations needed by persons with disabilities planning to attend this public hearing, please call the Office of Disability Affairs at (317) 327-5654, at least 48 hours prior to the meeting. - Department of Metropolitan Development - Current Planning Division.