



Board of Zoning Appeals
Board of Zoning Appeals Division III
(January 21, 2025)
Meeting Agenda

Meeting Details

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

Date: Tuesday, January 21, 2025

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. **2025-DV3-002 | 6116 Breamore Road**
Lawrence Township, Council District #3, zoned D-2
Matthew Schneider, by Drew Farrington

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a six-foot tall fence within the front yards and clear sight triangles of the intersection of Breamore Road and 62nd Place (maximum height of 3.5 feet permitted, encroachment of clear sight triangle prohibited).

****Petitioner to request a continuance to the February 18, 2025 hearing of Division III in order to submit additional information**

2. **2025-UV3-001 | 385 South Franklin Road**
Franklin Township, Council District #20, zoned D-2
We Care Tree Service LLC, by Tim J. Brown

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a tree and vegetation removal contractor with the outdoor storage of commercial vehicles and equipment (not permitted) and the storage of a recreational vehicle in a non-permitted location.

****Automatic continuance filed by a registered neighborhood organization, continuing this petition to the February 18, 2025 hearing of Division III**

3. **2025-UV3-002 | 10453 East 10th Street**
Warren Township, Council District #20, zoned D-1 / D-7 (FF)
Ghassan Rajabi

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an open air 10-car vehicle sales operation (not permitted) with a gravel parking lot (hard surface required).

****Automatic continuance filed by a registered neighborhood organization, continuing this petition to the February 18, 2025 hearing of Division III**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

4. 2024-MO3-001 | 8645 East 25th Street

Warren Township, Council District #14, zoned I-2
Penske Truck Leasing Co. L.P., by Mike Barnes

Modification of Condition One of 97-UV3-105 to update the site plan regulating compliance.

5. 2024-SE3-003 | 9910 East Washington Street

Warren Township, Council District #14, zoned C-3 (TOD)
AGW Corners LLC, by Joseph D. Calderon

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for a tattoo parlor.

Variance of use to allow for the operation of a tattoo parlor within 230 feet of a protected district (500-foot separation required).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

6. 2024-DV3-037 | 1625 Shelby Street (Amended)

Center Township, Council District #18, zoned C-3 (TOD)
Jugaad LLC, by David Retherford

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a convenience store with a front building line width ratio of 10.64 (80 percent required) and deficient transparency along Shelby Street (40 percent required), and deficient landscaping.

7. 2024-UV3-017 (Amended) | 8949 East Washington Street

Warren Township, Council District #20, zoned C-5 / C-2 (TOD)
Integrity Electric & Machine LLC, by David E. Dearing

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of seven shipping containers within the southern side yard (not permitted) without landscape screening (required for outdoor storage and operations) and with a fence exceeding 10 feet in height (not permitted).

8. 2024-UV3-019 | 4033 East Southport Road (AMENDED)

Perry Township, Council District #24, zoned C-4
Akshar Krupa Indiana LLC, by Ron Gandhi

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for the location of two storage containers (outdoor storage not permitted).

9. 2024-UV3-016 | 425 & 435 South Gibson Avenue

Warren Township, Council District #20, zoned D-2
Oscar Garcia Cruz, by Steven A. Brown

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the storage and occupancy of more than two recreational vehicles for more than 15 days per year (maximum of two recreational vehicles may be parked outside per lot, may not be occupied for more than 15 days) within gravel parking areas (hardscaping required) and the location of a six-foot tall privacy fence within the front yard of Gibson Avenue and encroaching within the clear sight triangle of the driveway (limited to 3.5-foot tall, encroachment of clear sight triangles not permitted).

PETITIONS FOR PUBLIC HEARING (New Petitions):

10. 2025-DV3-001 | 8420 US 31

Perry Township, Council District #23, zoned C-5 (FW)
SKillman Realty LLC, by Joseph D. Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of a pylon sign, being the third freestanding sign along US 31 (maximum two freestanding signs permitted).

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. Written objections to a proposal are encouraged to be filed via email at planneroncall@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) 327-7093, at least 48 hours prior to the meeting. - Department of Metropolitan Development - Current Planning Division.