



Board of Zoning Appeals Division II (December 13, 2022) Meeting Agenda

Meeting Details

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

Date: Tuesday, December 13, 2022 **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. 2022-DV2-045 | 1251 South Alabama Street | Center Township, CD #16, Zoned D-5

David M Rollings, by Mark & Kim Crouch

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legalize the existing ten-inch front, rear and northern side yard setbacks (front setback of zero-ten feet required for Terrace Frontages, 20-foot rear yard, five-foot side yard setback required) with no off-street parking provided (one space required); and to provide for a roofline change along a non-conforming setback and vertical expansion (not permitted), all within the clear sight triangle of Alabama and the intersecting alley (encroachment of clear sight triangles not permitted).

2. 2022-DV2-046 | 14 East Caven Street | Center Township, CD #16, Zoned D-5

Shelby Holdings LLC, by Mark & Kim Crouch

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a multi-unit house on a 30-foot wide, 3,000-square foot lot (minimum 35-foot wide, 3,500-square foot lot required), encroaching into the clear sight triangles of Caven Street and the intersecting alley, and the intersecting alleys along the rear and western lot lines (encroachment of clear sight triangles not permitted).

3. 2022-UV2-010 | 2400 Roosevelt Avenue | Center Township, CD #17, Zoned I-3 (WITHDRAWN)

Reagan Outdoor Advertising, by Michelle Noppenberger

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for 70-foot tall (maximum 40-foot tall permitted), 14-foot by 48-foot digital off-premise advertising sign (digital off-premise sign not permitted), with an eight-foot setback from Interstate 70 (60-foot setback required), within Interstate 465 (not permitted), within 100 feet of a protected district (300-foot separation required), adjacent to an exit roadway (not permitted) and to allow for digital messages to display for minimum of eight seconds (minimum of ten second display permitted).

4. 2022-UV2-027 | 3445 Washington Boulevard | Center Township, CD #9, Zoned D-3

Caitlin M Hannon & Chuck W Brewer, by David Kingen & Emily Duncan

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a mixed-use development (not permitted), including:

- a) A 3,580-square foot dwelling unit on the first and second floor; and
- b) 6,410 square feet of office and warehouse space on the first floor; and
- c) 1,810 square feet of workspace for: a single contractor operating a live-workspace within the basement; or a three-employee office; or a single dwelling unit.; and
- d) A four-foot by six-foot non-illuminated ground sign (not permitted).

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

5. 2022-DV2-044 | 305 North Beville Avenue | Center Township, CD #17, Zoned D-8

Indianapolis Neighborhood Housing Partnership, by Jeff Hasser

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling with a rear patio maintaining a seven-foot rear setback (15-foot rear setback required).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

6. 2022-UV3-025 (Amended) | 3335 North Sherman Drive | Center Township, CD #17, Zoned D-5

Shantae Flemons, by David Kingen & Emily Duncan

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a childcare facility (not permitted).

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

7. 2022-DV2-042 | 21 North Chester Avenue | Center Township, CD #25, Zoned D-5 (TOD)

Jose L. Tellez Vargas, by Sarah Walters

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building renovation and roof line alteration resulting in a third story with a three-foot seven-inch northern side yard setback (maximum 2.5 stories permitted, five-foot side setback required).

8. 2022-DV2-043 | 220 West 81st Street | Washington Township, CD #2, Zoned D-S

Mark O & Shelley R Blakely, by Clete Kunc

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a 0.8-acre lot with a lot width of 140 feet, along an unimproved right-of-way (minimum one-acre required, 150-foot frontage upon an improved street required) and provide for:

- a) the construction of a building addition to an existing dwelling, resulting in a roof overhang with an 8.5-foot rear yard setback (25-foot rear yard setbacks required);
- b) the extension of an existing wall with a 4.8-foot rear yard setback; and
- c) The construction of a detached shed with a 17.75-foot rear yard setback
- d) Resulting in an open space of 81% (minimum open space of 85% required).

9. 2022-UV2-009 | 1251 West 96th Street | Washington Township, CD #2, Zoned C-1

Reagan Outdoor Advertising, by Michelle Noppenberger

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for 40-foot tall, 14-foot by 48-foot digital off-premise advertising sign (off-premise signs not permitted in C-1, digital off-premise sign not permitted), with an 7.9-foot setback from 96th Street (10-foot setback required), within 200 feet of a protected district (300-foot separation required for off-premise signs, 600-foot separation for digital signs), within 250 and 1,306 feet of other off-premise advertising signs along I-465 (1,500 separation required along I-465), with 436 feet of separation from another off-premises advertising sign (1,000 feet of radial

separation required) and to allow for digital messages to display for minimum of eight seconds (minimum of ten second display permitted).

10. 2022-UV2-011 | 1355 West 96th Street | Washington Township, CD #2, Zoned C-1

Reagan Outdoor Advertising, by Jon R. Campbell

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for 35-foot tall, single-faced, 14-foot by 48-foot digital off-premise advertising sign (off-premise signs not permitted in C-1, digital off-premise sign not permitted), with a four-foot setback from Ditch Road (10-foot setback required), within 83 feet of a protected district (300-foot separation required for off-premise signs, 600-foot separation for digital signs), within 1,306 feet of another off-premise advertising sign along I-465 (1,500 separation required along I-465) and to allow for digital messages to display for minimum of eight seconds (minimum of ten second display permitted).

11. 2022-UV2-012 | 9333 Haver Way | Washington Township, CD #2, Zoned C-5

Reagan Outdoor Advertising, by Michelle Noppenberger

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for 60-foot tall, 14-foot by 48-foot digital off-premise advertising sign (maximum 40-foot height permitted, digital off-premise sign not permitted), within 907 feet of another off-premise advertising sign (1,000 feet of radial separation required) and to allow for digital messages to display for minimum of eight seconds (minimum of ten second display permitted), and to be located along an interstate entrance roadway (advertising signs not permitted within 500 feet of an entrance roadway).

PETITIONS FOR PUBLIC HEARING (New Petitions):

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 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.