



**Board of Zoning Appeals
Board of Zoning Appeals Division II (June
11, 2024)
Meeting Agenda**

Meeting Details

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

Date: Tuesday, June 11, 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:

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

- 1. 2023-SE2-002A (Amended) | 3210 Chief Lane**
Decatur Township, Council District #22, zoned I-3
Reagan Outdoor Advertising, by Jon Campbell

Special Exception of the Consolidated Zoning and Subdivision Control Ordinance to provide for the relocation of a legally established Outdoor Advertising Sign due to a highway widening and improvement of I-69 by a state agency, along a freeway within I-465 (not permitted).

- 2. 2023-DV2-032 | 911 Sanders Street**
Center Township, Council District #21, zoned D-5 (TOD)
E&D Hopkins LLC, by Mark and Kim Crouch

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of:

A single-family dwelling:

- a) On a medium lot typology with an area of 2,817 square feet (minimum lot area of 7,200 square feet required);
- b) A six-foot front yard setback from Sanders Street (20-feet required);
- c) A three-foot front yard setback from Hartford Street (20-feet required);
- d) A five-foot front yard setback from I-65;
- e) A five-foot rear yard setback (20-foot rear yard setback required);
- f) An open space of 40 percent (60 percent required); and
- g) A front-loaded garage comprising 100 percent of a façade along Hartford Street (prohibited).

3. **2024-DV2-013 | 2801 South Illinois Street**
Center Township, Council District #18, zoned D-5
Phillip Padilla

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a duplex with vehicle access from Illinois and Gimber Streets (exclusive access from improved alleys required).

4. **2024-DV2-018 | 4032 Crooked Creek Overlook**
Washington Township, Council District #6, zoned D-2
Onward Estates LLC, by Tyler Ochs

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the erection of a six-foot tall perimeter fence (maximum 3.5-foot tall permitted within front yards).

5. **2024-DV2-019 | 6176 Carrollton Avenue**
Washington Township, Council District #7, zoned D-5 (TOD)
JLILY LLC, by Ted Darnall

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling and attached carport with a 3-foot southern side yard setback (five-feet required).

6. **2024-UV2-002 | 5102, 5111, 5117, 5122, 5127, 5139, 5143 5210 and 5282 East 65th Street**
Washington Township, Council District #3, zoned I-2
Schmoll Development Company L.P. and Greg Schmoll, by S. Gregory Zubek

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the following as primary uses: sports performance training uses; physical fitness and athletics instruction and training; and dance and gymnastics instruction (not permitted).

7. **2024-UV2-005 | 4925 West Southport Road**
Decatur Township, Council District #21, zoned D-A
Estrada Siding LLC, by Dan Jackson

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a commercial contractor including the outdoor storage of commercial vehicles and supplies (not permitted).

PETITIONS FOR PUBLIC HEARING (New Petitions):

8. **2024-DV2-020 | 821 Orange Street**
Center Township, Council District #18, zoned D-5
Keen Development LLC, by Cindy Thrasher

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of two multi-unit houses on three originally platted lots, with zero-feet of street frontage (25 feet required), with the northern primary building maintaining a 27.5-foot front building line and 13-foot rear yard setback and the southern building a 32-foot front building line (maximum 19.0-feet permitted, 20-foot rear yard setback required) and zero parking spaces (one space per unit required).

**** A registered neighborhood organization has filed an automatic continuance, continuing this petition to the July 9, 2024 hearing of Division II**

9. **2024-DV2-021 | 5797 Sunset Lane, Town of Crow's Nest**
Washington Township, Council District #2, zoned D-S
David & Victoria Schneider Temple, by Misha Rabinowitch

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling with a 50-foot front yard setback from Sunset Lane (93-feet required) and a 135-foot wide driveway within the front yard (30-foot width permitted).

**** Automatic Continuance filed by a remonstrator, continuing this petition to the July 9, 2024 hearing of Division II**

10. 2024-UV2-008 | 6135 Furnas Road

Decatur Township, Council District #21, zoned D-A

Eduardo E Guzman & Nydia Botero

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a landscaping contractor, including the storage of nine commercial vehicles and the placement of a commercial shipping container (not permitted) with a 12-foot west side yard setback (15-feet required) and a 50-foot wide parking area within the front yard (30-foot width permitted).

**** A registered neighborhood organization has filed an automatic continuance, continuing this petition to the July 9, 2024 hearing of Division II**

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.