



**Board of Zoning Appeals
Board of Zoning Appeals Division II
(August 13, 2024)
Meeting Agenda**

Meeting Details

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

Date: Tuesday, August 13, 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

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).

**** Petitioner to withdraw this request**

2024-UV2-010 | 3707 Woodview Terrace

Pike Township, Council District #1, zoned MU-1
Basis Woodview LLC, by David Kingen and Emily Duncan

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of pet hotel and daycare facility with outdoor turf area and kennel space (not permitted) and the location of a dumpster within the front yard and an eight-foot tall fence within the west side yard and south rear yard (dumpster enclosures not permitted within front yards, fences limited to 6 feet tall).

**** Petitioner to withdraw**

PETITIONS REQUESTING TO BE CONTINUED:

1. 2024-DV2-015 | 2366 Winthrop Avenue

Center Township, Council District #8, zoned D-8
Angela and Kendrick Davis, by Sharmin Frye

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for construction of a 35-foot tall, three-story single-family dwelling (maximum 2.5-story dwelling permitted).

**** Petitioner to request a continuance to the September 10, 2024 hearing**

2. 2024-DV2-016 | 921 East 24th Street

Center Township, Council District #8, zoned D-8
Angela Davis, by Sharmin Frye

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 34-foot tall, three-story single-family dwelling (maximum 2.5-story dwelling permitted), with a three-foot west side yard setback (five feet required) and a front-loaded garage (prohibited along terrace frontages) resulting in an open space of 24 percent (40 percent required).

** Petitioner to request a continuance to the September 10, 2024 hearing

3. 2024-DV2-025 | 1670 Columbia Avenue

Center Township, Council District #13, zoned D-8 / SU-1
Karissa Grove, by Justin Kingen

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for vertical addition and conversion of a single-family dwelling into a two-unit-multi-unit house resulting in a three-foot corner side yard setback (eight-feet required) and a four-foot south side yard setback (five-feet required) and a third story (limited to 2.5 stories).

**** Petitioner to request a continuance to the September 10, 2024 hearing**

4. 2024-UV2-011 | 1237 Evison Street

Center Township, Council District #18, zoned D-5
Rachel & Cory Alban, by Justin Kingen

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a second 1,106-square-foot primary dwelling (one primary dwelling permitted per lot).

**** Petitioner to request continuance to the September 10, 2024 hearing**

5. 2024-UV2-022A | 6701 Zionsville Road

Pike Township, Council District #6, zoned SU-2
Metropolitan School District of Pike Township, by Joseph D. Calderon

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a pylon sign with digital display (digital display not permitted) within 85 feet of a protected district (600-foot separation required).

**** Automatic continuance filed by a registered neighborhood organization, continuing this to the September 10, 2024 hearing**

6. 2024-UV2-022B | 7001 Zionsville Road

Pike Township, Council District #6, zoned SU-2
Metropolitan School District of Pike Township, by Joseph D. Calderon

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a pylon sign with digital display (digital display not permitted) within 288 feet of a protected district (600-foot separation required).

**** Automatic continuance filed by a registered neighborhood organization, continuing this to the September 10, 2024 hearing**

7. 2024-UV2-022C | 2811 Barnard Street

Pike Township, Council District #1, zoned SU-2
Metropolitan School District of Pike Township, by Joseph D. Calderon

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a pylon sign with digital display (digital display not permitted) within 50 feet of a protected district (600-foot separation required).

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

8. **2024-DV2-028 | 561 Jefferson Avenue**
Center Township, Council District #13, zoned D-5
Lincoln & Lynda Brill, by Joseph Lese

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a detached garage addition including the connection to the primary building, resulting in a four-foot ten-inch rear yard setback (20-foot rear setback required).

9. **2024-UV2-012 | 420 West Michigan Street**
Center Township, Council District #12, zoned CBD-2 (RC)
OZ Business Property II LLC, by Tim Ochs and Jennifer Milliken

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the lease of an apartment unit for a general contractor, resulting in four overall multi-family dwelling units (minimum of five required).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

10. **2024-DV2-023 | 1313 West 86th Street**
Washington Township, Council District #2, zoned C-4
FIF, LLC, by Joseph D. Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a pylon sign, being the third freestanding sign along 86th Street (two permitted), and located within 130 feet of another freestanding sign to the east (300-foot separation required).

PETITIONS FOR PUBLIC HEARING (New Petitions):

11. **2024-DV2-026 | 3360 West 86th Street**
Pike Township, Council District #1, zoned C-4
Chik fil A Inc., by Gabriela Mosquera

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the modification of an existing drive-through which would result in an additional drive through and stacking spaces within the front yards of 86th Street and Purdue Road, each being rights-of-way with a width greater than 30 feet and without the required screening and without an exclusive bypass aisle (drive throughs not permitted in front yards, bypass aisle required).

12. **2024-DV2-027 | 450 Braeside Drive North**
Washington Township, Council District #1, zoned D-S
Klein Hill Smith Investments LLC, by Ryan Cromer

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 24-foot tall detached garage, being taller than the primary building (not permitted).

13. **2024-UV2-013 | 5455 West 56th Street**
Pike Township, Council District #6, zoned SU-2 / SU-38
Metropolitan School District of Pike Township, by Joseph D. Calderon

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a pylon sign with digital display within 70 feet of a protected district (digital display not permitted within zoning, 600' digital display separation required).

**** Automatic continuance filed by a registered neighborhood organization to the September 10, 2024 hearing**

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.