



## Board of Zoning Appeals Division II (November 21, 2023) Meeting Agenda

### Meeting Details

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

**Date:** Tuesday, November 21, 2023      **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. 2023-SE2-001 | 2400 Roosevelt Avenue**

Center Township, Council District #17, Zoned I-3  
Reagan Outdoor Advertising, by Michelle Noppenberger

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 and SR-37 by a state agency, along a freeway within I-465 (not permitted).

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the relocation of an existing 40-foot tall off-premise advertising sign, of which the relocated off-premise sign will have a height of no taller than 70-foot tall (maximum height of 40 feet permitted), within 220 feet from the centerline of an interstate exit roadway (500-foot separation required from interstate ramp entries), with a six-foot front setback from I-70 (60-foot front setback required), and being located within 130 feet from protected districts (300-foot separation from protected districts required).

**\*\*Automatic continuance to be acknowledged.**

**2. 2023-DV2-031 | 8419 North Pennsylvania Street**

Washington Township, Council District #2, Zoned D-S  
Terence and Joyce Wogan, by Matthew Peyton

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached pool house with a five-foot north side yard setback (15-foot side yard setback required) and legally establish an existing concrete terrace, pool and pool equipment with a north side yard setback ranging from zero-feet to six-feet, resulting in an aggregate side yard setback of 15.5 feet (aggregate side setback of 35 feet required).

**\*\*Withdrawal by petitioner to be acknowledged.**

**3. 2023-UV2-012 | 6328 Sharrob Road**

Decatur Township, Council District #22, Zoned I-2  
Francisco Javier Vazquez Rocha, by David Stevens

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for an addition to a single-family dwelling (not permitted) with a three-foot east side yard setback (30-foot side yard setbacks required).

**\*\*Automatic Continuance to be acknowledged.**

4. **2023-UV2-013 | 6008 North Keystone Avenue**  
Washington Township, Council District #2, Zoned D-3  
Rose Property Partners LLC, by Rebekah Phillips

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the erection of a seven-foot tall, 32-square-foot monument sign (not permitted).

**\*\* Withdrawal by petitioner to be acknowledged.**

5. **2023-UV2-014 | 35 East Morris Street**  
Center Township, Council District #16, Zoned D-5  
Living Log Aquatic Services LLC, by Matthew Kerkhof

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an eating establishment with outdoor seating, storage and unscreened operations (not permitted, any outdoor operations must be screened), a 100-foot wide parking area within the front yard of Morris Street (parking within front yard limited to 30-foot in width) and a barbecue pit with a five-foot front yard setback from Charles Street, located in front of the primary building (minimum 20-foot front yard setback required, accessory structures not permitted within the front yard).

**\*\*Continuance requested by staff.**

6. **2023-UV2-015 | 7069 Riverfront Avenue**  
Washington Township, Council District #2, Zoned D-4 (FW)  
Linda Kelly, by Andrew Wert

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an attached garage within the floodway (prohibited), with a 12.5-foot front yard setback from Riverfront Avenue (20-foot front yard setback required).

**\*\*Continuance requested by petitioner.**

## Petitions for Public Hearing

### PETITIONS TO BE EXPEDITED:

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

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

7. **2023-DV2-021 | 5000 Nowland Avenue**  
Center Township, Council District #12, Zoned SU-2 / D-5  
Roman Catholic Archdiocese of Indpls. Properties Inc., by Chris Hyink

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the erection of an 8.08-foot tall monument sign with digital display (maximum five-foot monument sign permitted, digital display not permitted).

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

8. **2023-DV2-027 | 4110 North Illinois Street**  
Washington Township, Council District #7, Zoned D-5 (MSPC)  
Rebecca Trenner, by Michael Brannan

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the erection of an eight-foot wooden privacy fence within the side and rear yards (maximum six-foot tall fence permitted).

**9. 2023-DV2-029 | 6151 North Keystone Avenue**

Washington Township, Council District #2, Zoned C-4  
Kite Realty Group, by Gene A. Beiermann

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an eating establishment with an 88.16-foot front yard setback from Keystone Avenue (maximum front setback of 65 feet permitted) and one stacking space within the front yard (not permitted).

**10. 2023-DV2-030 | 3833 East 56th Street**

Washington Township, Council District #3, Zoned D-3  
Race Dorsey and Lauren Hall

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a six-foot fence within the front yard of 56th Street.

**11. 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 either:

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;
- 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).

Or a two-unit multi-unit home:

- a) On a small lot with an area of 2,817 square feet (minimum lot area of 5,000 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;
- d) A five-foot front yard setback from I-65;
- e) A five-foot rear yard setback (20-foot rear yard setback required); and
- f) A front-loaded garage comprising 100 percent of a façade along Hartford Street (prohibited).

**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.