



Board of Zoning Appeals
Board of Zoning Appeals Division II (March
11, 2025)
Meeting Agenda

Meeting Details

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

Date: Tuesday, March 11, 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:

- 2025-UV2-001 (Amended) | 2454 North Illinois Street**
Center Township, Council District #12, zoned D-8 (TOD) (RC)
Sheref Nessem, by Justin Kingen

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of either an HVAC commercial contractor (not permitted) or C-1 uses (not permitted), the location of a six-foot tall fence within the front yards of and clear-sight triangle created by Fall Creek Parkway Drive S and Illinois Street (maximum 3.5-foot tall fence permitted, encroachment into clear-sight triangles not permitted), a parking area with a zero-foot side yard setback (four-feet required) and being greater than 30-foot wide within the front yards of Fall Creek Parkway Drive S and Illinois Street (not permitted), and a 12 square foot wall sign to be located on the eastern elevation (maximum sign area of 3% of the front elevation required).

****Petitioner to request a continuance to the April 8, 2025 hearing of Division II in order to further discuss the request with interested parties**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

- 2025-DV2-005 | 8063 Broadway Street, Town of Williams Creek**
Washington Township, Council District #2, zoned D-S (TOD)
John Thomasson & Lili Glazier, by Misha Rabinowitch

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the addition of a covered porch and detached garage, resulting in an open space of 76 percent (85 percent required), a ten-foot north side yard setback and an aggregate setback of 23.33 feet (15-foot minimum side yard, 35-foot aggregate side yard setback required).

- 2025-DV2-006 | 8201 Englewood Road**
Washington Township, Council District #2, zoned D-S
John & Diane Cowger, by Chris Schmidt

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an attached garage with a seven-foot north side yard setback and 14-foot aggregate side yard setback (minimum 15-foot, aggregate 35-foot side yard setback required) with a 51-foot front yard setback from

Englewood Road (60-feet required) and a parking area within the front yard exceeding 30-feet in width (not permitted).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

PETITIONS FOR PUBLIC HEARING (New Petitions):

4. 2025-SE2-001 | 1452 Prospect Street

Center Township, Council District #18, zoned C-4
1452 Prospect Street LLC, by Misha Rabinowitch

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for a commercial parking lot.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a parking area with a five-foot front yard setback from both Prospect Street and Spruce Street (10-feet required).

5. 2025-DV2-002 | 2430 Northview Avenue

Washington Township, Council District #3, zoned D-5
Tyler Kalachnik, by Timothy Ochs and Jennifer Milliken

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling and detached garage with four-foot side yard setbacks (five feet required).

6. 2025-DV2-003 | 807 Spruce Street

Center Township, Council District #18, zoned D-5
Nathan & Sara Smith, by Paul J. Lambie

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a front loaded garage (exclusive access from an improved alley required).

7. 2025-DV2-004 | 2328 North Harding Street

Center Township, Council District #12, zoned D-5 (W-5)
Stonecroft LLC, by Joseph Lese

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached garage with one-foot side yard setbacks on a lot with an existing duplex (five feet required).

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.