



**Board of Zoning Appeals
Board of Zoning Appeals Division II
(December 10, 2024)
Meeting Agenda**

Meeting Details

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

Date: Tuesday, December 10, 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-DV2-036 | 2526 & 2528 North Harding Street

Center Township, Council District #12, zoned D-5 (W-5)
Paradigm Construction & Development LLC, by David Gilman

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a multi-unit home on each lot, with a proposed four-foot corner side yard setback along 26th Street and side walks and parking areas with zero-foot side yard setbacks (eight-foot corner side yard setback, two-foot side yard setback for walkways, three-foot side yard setbacks required).

****Petitioner to withdraw the request**

2024-DV2-038 | 2959 & 2953 Ruckle Street

Center Township, Council District #8, zoned D-5
O&D Holdings LLC, by David Gilman

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a two-unit multi-unit house on each lot, with a 25-foot front building line (maximum 19.9 feet permitted), with a five-foot corner side yard setback (eight-foot required) and walking paths with a 0.5-foot side yard setbacks (two-foot required) and parking areas with zero-foot side yard setbacks (five-foot required).

****Petitioner to withdraw the request**

PETITIONS REQUESTING TO BE CONTINUED:

1. 2024-DV2-037 | 3265 Ruckle Street

Center Township, Council District #8, zoned D-5
O&D Holdings LLC, by David Gilman

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a three-unit multi-unit-house with a 20-foot front building line setback from Ruckle Street (maximum 19.9-foot permitted), a five-foot rear yard setback (20-feet required), a walkway with a 0.5-foot side yard setback (two-foot required) and zero off-street parking spaces (three required).

****Petitioner to request a continuance to the January 14, 2025 hearing of Division II to amend the request**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

2. 2024-DV2-043 (Amended) | 6171 North Keystone Avenue

Washington Township, Council District 7, zoned C-4
Glendale Centre, by Mistie Nigh

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of a second static digital drive-thru sign along a single drive lane (maximum one drive-thru sign per drive lane permitted).

3. 2024-DV2-044 | 140 South Illinois Street

Center Township, Council District #18, zoned CBD-2 (RC)
Square 74 Associates, by Cindy Thrasher

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of two buildings signs on an existing silo within the right-of-way (not permitted).

4. 2024-DV2-045 | 2905 A J Brown Avenue

Center Township, Council District #8, zoned D-5
2905 Dr Andrew J Brown Land Trust, by Josh Smith

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition with a three-foot north side yard setback (five-feet required).

5. 2024-UV2-027 | 2107 North Riley Avenue

Center Township, Council District #8, zoned D-5 / SU-2
Office of Public Health & Safety, by Andrew Merkle

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a seasonal sheltering and care center for the homeless (not permitted).

6. 2024-UV2-028 | 6331 Carrollton Avenue

Washington Township, Council District #7, zoned MU-1 (FF) (TOD)
Filigree Bakery LLC, by Joseph D. Calderon

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for operation of a bakery (only permitted as accessory use) without bicycle parking (3 spaces required).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

PETITIONS FOR PUBLIC HEARING (New Petitions):

7. 2024-DV2-046 | 5346 North New Jersey Street

Center Township, Council District #12, zoned D-4
Katie & Nelson Spade, by Joshua Sangl

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached garage with a two-foot rear and north side yard setback (five-foot rear, four-foot side yard setbacks required).

****Staff to request a continuance to the January 14, 2024 hearing of Division II in order to allow for the submittal of required materials**

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.