



**Board of Zoning Appeals
Board of Zoning Appeals Division III
(November 19, 2024)
Meeting Agenda**

Meeting Details

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

Date: Tuesday, November 19, 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:

- 2024-UV3-017 (Amended) | 8949 East Washington Street**
Warren Township, Council District #20, zoned C-5/D-2 (TOD)
Integrity Electric & Machine LLC, by David E. Dearing

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of seven shipping containers within the southern side yard (not permitted) without adequate screening by fence and landscaping (required for outdoor storage and operations).

****Automatic continuance filed by a registered neighborhood organization, continuing this to the December 17, 2024 hearing of Division III**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

- 2024-DV3-030 | 8600 Madison Avenue**
Perry Township, Council District #23, zoned C-3/C-1 (TOD)
Francis Michael Laux, by Justin Kingen

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a commercial building with a 15 percent front building line width (40 percent required) and no transparency provided along the building frontage or along the pedestrian entries.

- 2024-DV3-032 | 10410 East 79th Street**
Lawrence Township, Council District #4, zoned D-A
Charles & Angela Corkwell, by Robert Hight

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached garage within the front yard (not permitted) with a 10-foot east side yard setback (15-foot required).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

4. 2024-DV3-024 (Amended) | 10220 East Washington Street

Warren Township, Council District #20, zoned C-4 (TOD)
Indy WS40 LLC, by Joseph D. Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a drive through without an exclusive bypass aisle (bypass aisle required) and the construction of freestanding buildings with front building line setbacks of up to 33 feet (maximum 20-feet permitted per 2023-DV3-004), a front building line width of 33.5 percent (46 percent required per 2023-DV3-004), and deficient first-story transparency on the front façade of the westernmost building (60% transparency required).

5. 2024-DV3-026 | 7140 & 7142 East Washington Street

Warren Township, Council District #14, zoned C-4 (TOD)
Fieldstone Financial LLC and 7142 East Washington LLC, by Joseph D. Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an automobile fueling station with 16 pump islands/service areas (eight permitted) with a parking area having a minimum 15-foot setback from Washington Street with parking area behind the front building line encompassing 88.1 percent of the lot width (25 feet required, maximum 40 percent lot width for parking permitted behind front building line), with a front building line encompassing 37.1 percent of the lot width (60 percent required) and deficient first floor transparency (40 percent required).

6. 2024-DV3-027 | 9621 East 96th Street

Lawrence Township, Council District #4, zoned D-A
Chris Shuptar

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a pole barn being larger and taller than the primary building (not permitted).

7. 2024-DV3-028 | 3810 & 3814 East Southport Road

Perry Township, Council District #24, zoned C-3 (FW) (FF)
Indiana Group Investment Inc., by David E. Dearing

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a building addition, encroaching within the stream protection corridor of Little Buck Creek (not permitted, 100-foot separation from top of bank required).

****Petitioner to request continuance to the December 17, 2024 hearing of Division III**

8. 2024-UV3-014 | 454 East Stop 11 Road

Perry Township, Council District #23, zoned SU-2
Perry Township Multischool Building Corporation of 1996, by Lisa Rains

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a monument sign with digital display (prohibited), located zero-feet from a protected district (600-foot separation required), and a zero-foot front yard setback, encroaching within the right-of-way of Stop 11 Road (five-foot setback required, encroachment within right-of-way not permitted).

9. 2024-UV3-015 (Amended) | 1311 & 1315 Standish Avenue

Perry Township, Council District #23, zoned D-8 (TOD)
Maninder Walia, by Thomas L. Pottschmidt

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 12-unit apartment building without exclusive alley access (required) and a parking lot with a zero-foot rear yard setback (10 feet required) and deficient landscaping (frontage and transitional landscaping required) with a livability space ratio of 0.40 (.66 required).

****Petitioner to request a continuance to the December 17, 2024 hearing of Division III**

10. 2024-DV3-029 | 405 Fintail Drive

Warren Township, Council District #20, zoned I-3
Thunderbird CC Land Partners LLC, by Brian J. Tuohy

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a 20.87-acre motor truck terminal (maximum 10-acres permitted).

****Staff to request a continuance to the December 17, 2024 hearing of Division III**

11. 2024-DV3-031 | 7031 East 86th Street

Lawrence Township, Council District #4, zoned I-3
Amerco Real Estate Company, by Crystal Whitehead

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for installation of three skyline signs on the north façade (one skyline sign per elevation permitted).

12. 2024-DV3-033 | 2731 Columbia Avenue

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

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a four-unit-multi-unit-house with walkways and parking areas maintaining zero-foot side yard setbacks (two and five feet required, respectively) with vehicles encroaching within the alley clear sight triangle (not permitted).

13. 2024-DV3-024 | 2739 Columbia Avenue

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

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a four-unit-multi-unit-house with walkways and parking areas maintaining zero-foot side yard setbacks (two and five feet required, respectively) with vehicles encroaching within the alley clear sight triangle (not permitted).

14. 2024-UV3-016 | 425 & 435 South Gibson Avenue

Warren Township, Council District #20, zoned D-2
Oscar Garcia Cruz, by Steven A. Brown

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the storage and occupancy of more than two recreational vehicles for more than 15 days per year (maximum of two recreational vehicles may be parked outside per lot, may not be occupied for more than 15 days) within gravel parking areas (hardscaping required) and the location of a six-foot tall privacy fence within the front yard of Gibson Avenue and encroaching within the clear sight triangle of the driveway (limited to 3.5-foot tall, encroachment of clear sight triangles not permitted).

****Petitioner to request continuance to the January 21, 2025 hearing of Division III**

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.