



Board of Zoning Appeals Division III (September 19, 2023) Meeting Agenda

Meeting Details

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

Date: Tuesday, September 19, 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-UV3-013 | 5437 Greenfield Avenue

Warren Township, Council District #12, Zoned D-5
Glenroy Construction Co. Inc, by Brian J. Tuohy

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the outdoor storage of materials, equipment and vehicles associated with a commercial contractor (not permitted) and an existing perimeter fence topped with barbed wire (barbed wire fencing prohibited).

**** Withdrawal to be acknowledged**

2. 2023-UV3-017 | 5420 McFarland Road

Perry Township, Council District #24, Zoned D-1
David Smithmeyer, by Jerry Hornback

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to allow:

On Parcel One

- a) Two primary dwellings (only one primary dwelling permitted per lot); and
- b) The westernmost dwelling maintaining a zero-foot northern side yard setback (eight-foot side yard setback required)

On Parcel Two

- a) An accessory structure without a primary dwelling (primary dwellings must be erected prior to accessory structures); and
- b) Legally establish a lot with a street frontage and width of 43-feet wide (minimum 45-foot-wide street frontage and lot width of 90 feet required).

**** Continuance requested by petitioner.**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

3. 2023-DV1-034 (Amended) | 517 Prospect Street

Center Township, Council District #16, Zoned D-8
K&D Epic Holdings LLC, by Mark and Kim Crouch

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a two-unit multi-unit house on a 30-foot wide 2,700 square-foot lot (minimum 35-foot lot width and lot area of 3,500 square feet required), with a four-foot front yard setback and within the clear sight triangle of abutting street and alley (minimum 10-foot front yard setback and structures not permitted in the clear sight triangle).

4. 2023-DV3-029 | 2824 Kristen West Drive

Warren Township, Council District #13, Zoned D-A
Marcus & Kimyatta Anderson

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached garage with a five-foot north side yard setback, resulting in an open space of 80 percent (15-foot side yard setback, open space of 85 percent required).

5. 2023-DV3-031 | 2802 and 2806 Washington Boulevard

Center Township, Council District #9, Zoned D-5
IGS Holdings LLC, by Mark Young

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a quadplex on each lot, with a 2.8-foot south side yard setback at 2806 Washington Boulevard (five-foot side yard setbacks required) and a five-foot corner side yard setback at 2802 Washington Boulevard and 2.5-foot north side yard setback, with the building encroaching within the clear sight triangle of the intersection of Washington Boulevard and 28th Street (eight-foot corner side yard setback required, encroachment within clear sight triangles prohibited).

6. 2023-DV3-032 | 1441 Fletcher Avenue

Center Township, Council District #17, Zoned D-5
Aaron Mang, by David Kingen & Emily Duncan

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached accessory garage with three-foot side yard setbacks and legally establish the dwellings zero-foot west side yard setback (five-foot side yard setbacks required).

7. 2023-DV3-034 | 3309 East St. Clair Street, 601 and 603 North LaSalle Street

Center Township, Council District #12, Zoned C-S and D-5 (D-8 pending)
City of Indianapolis – Department of Metropolitan Development, by Joseph D. Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 43-unit townhome style apartment development (maximum 12 units permitted) with 35 parking spaces provided (43 parking spaces required), 10 feet of separation between buildings (20-foot separation required).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

PETITIONS FOR PUBLIC HEARING (New Petitions):

8. 2023-DV3-028 | 405 South Shortridge Road

Warren Township, Council District #18, Zoned C-S
SRMK Realty LLC, by In and Out Unlimited

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of an 8.5-foot tall, chain link perimeter fence, without vinyl coating or equivalent treatment (chain link fences prohibited within front yards of commercial districts, vinyl coating required, fence heights limited to 3.5-foot-tall in front yards and six-foot tall within side and rear yards).

9. 2023-DV3-033 | 5317 East 16th Street

Warren Township, Council District #12, Zoned HD-2
JPCHC Real Estate LLC, by Tammy L. Ortman

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of an existing monument sign with a 0.5-foot setback from Downey Avenue and encroaching within the clear sight triangle of the intersection of East 16th Street and Downey Avenue (not permitted).

10. 2023-UV3-020 | 3465 Newhart Street and 5200 Sandhurst Drive

Perry Township, Council District #20, Zoned D-A (FF)
Thomas Loudermilk

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a landscaping business with the outdoor storage of trucks, equipment, and materials (not permitted).

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.**