



Board of Zoning Appeals  
Board of Zoning Appeals Division III (July  
16, 2024)  
Meeting Agenda

## Meeting Details

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

**Date:** Tuesday, July 16, 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:

1. **2024-UV3-004 | 2308 Shelby Street**  
Center Township, Council District #19, zoned C-3 (TOD)  
Walter Resinos

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a tattoo parlor within 55 feet of a protected district (not permitted within 500 feet of a protected district).

**\*\* Automatic Continuance filed by a Registered Neighborhood Organization, continuing this petition to the August 20, 2024 hearing**

2. **2024-UV3-007 | 3304 South Walcott Street**  
Perry Township, Council District #19, zoned D-5  
L&A Concrete, by David Gilman

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a 4,800 square foot building to be used for storage of commercial vehicles, equipment, and supplies for a concrete contractor (not permitted).

**\*\* Staff requesting continuance to the August 20, 2024 hearing of Division III, due to lack of payment by the publication deadline**

## Petitions for Public Hearing

#### PETITIONS TO BE EXPEDITED:

3. **2024-DV3-018 | 3805 South East Street**  
Perry Township, Council District #23, zoned C-5  
S & L Properties Indianapolis East LLC, by Lora Trent

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a 10-foot tall monument sign within 300 feet of another freestanding sign, with a digital display within 600 feet of a protected district.

4. **2024-DV3-019 | 901 Campbell Avenue**  
Warren Township, Council District #14, zoned D-4  
Amanda Schmidt, by David Gilman

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for construction of an addition resulting in a zero-foot south side yard setback (four feet required).

5. **2024-DV3-020 | 1825 Marlowe Avenue**  
Center Township, Council District #13, zoned D-8  
Near East Area Renewal Inc., by Joe Smoker

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a three-unit townhome, with a 5.5-foot rear yard setback (15 feet required), with each unit having a main floor area of 600 square feet (660 square feet required).

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

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

6. **2024-DV3-015 | 2522 South Pennsylvania Street**  
Center Township, Council District #18, zoned D-5  
Juan Guardado, by Joseph D. Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached carriage house and deck with a one-foot south side yard setback.

7. **2024-UV3-005 | 6901 East 38th Street**  
Warren Township, Council District #9, zoned C-5 (TOD)  
Equipment Share, by Michael Rabinowitch

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of heavy equipment sales and rental business (not permitted).

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

8. **2024-UV3-008 | 2649 Fisher Road**  
Warren Township, Council District #20, zoned D-A  
German Mendez Sanchez and Ana Laura Miranda Dominguez, by Josh Smith

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an event center (not permitted) and the expansion of an accessory structure resulting in it being located forward of the primary building and a five-foot south side yard setback (accessory structures may not be located in front of primary building, 15-foot side yard setback required).

**\*\* An Automatic Continuance has been filed by a Registered Neighborhood Organization, continuing this to the August 20, 2024 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](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.