



Board of Zoning Appeals METROPOLITAN BOARD OF ZONING APPEALS Division I (January 2, 2024) Meeting Agenda

Meeting Details

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

Date: Tuesday, January 02, 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. **2023-DV1-058 (Amended) | 7215 East Thompson Road**

Franklin Township, Council District #25, Zoned C-7 / I-2

VB BTS II, LLC, by Joseph D. Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a monopole wireless communication facility with a height of 199 feet (maximum height of 70 feet permitted), being located 540 east of an existing wireless communication facility (1/2-mile radial separation required).

****Withdrawal to be acknowledged.**

2. **2023-UV1-027 | 7425 Westfield Boulevard**

Washington Township, Council District #2, Zoned D-4 (TOD) (FF)

7425 Westfield Boulevard LLC, by Michael Lang

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a mental health treatment facility (not permitted) with 20 off-street parking spaces (31 parking spaces required).

**** Automatic Continuance to be acknowledged.**

3. **2023-UV1-028 | 7429 Westfield Boulevard**

Washington Township, Council District #2, Zoned D-4 (TOD) (FF)

7425 Westfield Blvd LLC, by Michael Lang

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a commercial parking lot (prohibited) with a zero-foot front yard setback from Helen Drive and a zero-foot west side yard setback and deficient landscaping (20-foot front yard, four-foot side yard setbacks and landscaping required).

**** Automatic Continuance to be acknowledged.**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

4. 2023-DV1-056 | 3777 West 69th Street

Pike Township, Council District #7, Zoned D-S

Silvia Sandoval & Glenda Buttrum, by Elizabeth Bentz Williams, AICP

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a detached garage with a seven-foot west side yard setback (15-foot side yard setbacks required) and a freestanding shed with a 4.5-foot east side yard setback, resulting in an 11.5-foot aggregate side yard setback (35-foot aggregate side yard setback required).

5. 2023-DV1-059 (Amended) | 3835 East 96th Street

Washington Township, Council District #3, Zoned C-S

96th Street Retail Partners LLC, by Mike Timko, P.E.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a convenience market with seven percent transparency on the western façade (minimum 40 percent transparency required on facades with a public entry).

6. 2023-DV1-060 | 1202 and 1244 Hartford Street

Center Township, Council District #21 (#18 Beginning 2024), Zoned D-5 (TOD)

Latitude Community Investments LLC, by Mark and Kim Crouch

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling on each lot with a one-foot front yard setback from Hartford Street and a three-foot rear yard setback (10-foot front, 20-foot rear yard setbacks required), with each lot having a surface parking lot with a two-foot front yard setback (20-foot setback required) and a main floor area of 634 square feet at 1244 Hartford Street (660 square foot main floor area required).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

7. 2023-AP1-002 | 1001 North Rural Street

Center Township, Council District #17, Zoned C-3

Harshpreet Inc., by Miranda Steele

Modification of Commitments related to 2008-DV1-058, to terminate Commitment Number 10, which prohibited the sale of cigarette/tobacco rolling papers.

8. 2023-DV1-054 | 530 West 44th Street

Washington Township, Council District #7, Zoned D-5

James Hall

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 754-square foot carriage house (maximum square footage of 720 square feet permitted) with a five-foot corner side yard setback from Sunset Avenue (10-foot required) and a 2.5-foot rear yard setback (five-foot setback required).

PETITIONS FOR PUBLIC HEARING (New Petitions):

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.