



Board of Zoning Appeals Board of Zoning Appeals Div. II (November 15, 2022) Meeting Agenda

Meeting Details

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

Date: Tuesday, November 15, 2022 **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 for Public Hearing

PETITIONS REQUESTING TO BE CONTINUED:

PETITIONS TO BE EXPEDITED:

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

1. 2022-UV2-024 | 3916 Minnesota Street | Center Township, CD #18 | Zoned D-3

Angel Mendoza, by David Kingen & Emily Duncan

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the storage of five commercial vehicles and two large pieces of construction equipment in a dwelling district (not permitted).

2. 2022-UV3-022 (Amended) | 830 River Avenue | Center Township, CD #16 | Zoned D-5 (RC)

Two Chicks & A Hammer 830 River LLC, by Austin Aynes

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a three-story duplex (maximum height of 2.5 stories permitted), on a 40-foot wide, 6,000-square foot lot (60-foot lot width, minimum area of 7,200 square feet required) with an open space of 48% (60% required) with a third and fourth dwelling within a detached garage (not permitted) with mechanical equipment, walking paths and patios encroaching within the side yard setbacks (five-foot setback required, walking paths must be two-feet from side lot lines).

3. 2022-UV3-025 (Amended) | 3335 North Sherman Drive | Center Township, CD #17 | Zoned D-5

Shantae Flemons, by David Kingen & Emily Duncan

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a childcare facility (not permitted).

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

4. 2022-UV2-021 | 5822 and 5824 Norcroft Drive | Decatur Township, CD #21

5700 Madison LLC, by Heather Kegley

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a duplex on each parcel, neither of which is a corner lot (not permitted), with a 48-foot wide parking area in the front yard and front setback (maximum 30-foot wide parking areas permitted, 25-foot front setback required).

PETITIONS FOR PUBLIC HEARING (New Petitions):

5. 2022-DV2-039 | 6111 North Keystone Avenue (approximate address) | Council District #2

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the erection of a fourth freestanding pylon sign along the frontage of Keystone Avenue (not permitted, limit of two freestanding signs per frontage) and within 70 feet of another freestanding sign to the north (300 feet of separation from other freestanding signs required), with a 1.5-foot setback from Keystone Avenue (five-foot front setback required), including digital display within 400 feet of a protected district (600-foot separation from protected districts required).

6. 2022-DV2-040 | 1517 Ringgold Avenue (approximate address) | Center Township, Council District #21

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

7. 2022-DV2-041 | 5939 Winthrop Avenue (approximate address) | Washington Township, Council District #2

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached garage, with a three-foot south side setback (five-foot side setback required).

8. 2022-DV2-042 | 21 North Chester Avenue (approximate address) | Center Township, Council District #25

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building renovation and roof line alteration resulting in a third story with a three-foot seven-inch northern side yard setback (maximum 2.5 stories permitted, five-foot side setback required).

9. 2022-DV2-043 | 220 West 81st Street (approximate address) | Washington Township, Council District #2

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a 0.8-acre lot with a lot width of 140 feet, along an unimproved right-of-way (minimum one-acre required, 150-foot frontage upon an improved street required) and provide for:

- a) the construction of a building addition to an existing dwelling, resulting in a roof overhang with an 8.5-foot rear yard setback (25-foot rear yard setbacks required);
 - b) the extension of an existing wall with a 4.8-foot rear yard setback; and
 - c) The construction of a detached shed with a 17.75-foot rear yard setback
- Resulting in an open space of 81% (minimum open space of 85% required)

10. 2022-UV2-025 | 1129 Worcester Avenue (approximate address) | Center Township, Council District #18

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for an addition to an existing dwelling (not permitted), resulting in a 3.1-foot southern side yard setback (10-foot side yard setbacks required).

11. 2022-UV2-026 | 1603 and 1605 Bates Street (approximate address) | Center Township, Council District #17

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for an addition to an existing single-family dwelling with a two-foot west side yard and three-foot side yard setback (10-foot side setbacks required) and a deficient green factor (.30 score required, no scoring sheet provided).

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.