



## Board of Zoning Appeals Division II (March 12, 2024) Meeting Agenda

### Meeting Details

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

**Date:** Tuesday, March 12, 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-DV2-002 (Amended) | 4645 Tempe Court**  
Decatur Township, Council District #21, Zoned D-5  
Michael & Mary Morris, by Cindy Thrasher

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a 360-square-foot shed with a one-foot rear yard setback (20-foot rear yard setback required).

**\*\* Petitioner requesting continuance to April 9, 2024**

2. **2024-UV2-002 | 5102, 5111, 5117, 5122, 5127, 5139, 5143 5210 and 5282 East 65th Street**  
Washington Township, Council District #3, Zoned I-2  
Schmoll Development Company L.P. and Greg Schmoll, by S. Gregory Zubek

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the following as primary uses: sports performance training uses; physical fitness and athletics instruction and training; and dance and gymnastics instruction (not permitted).

**\*\* A City-County Councilor has filed an automatic continuance, continuing this petition to the April 9, 2024 hearing of Division II**

### Petitions for Public Hearing

#### PETITIONS TO BE EXPEDITED:

3. **2024-DV2-007 | 529 East 57th Street**  
Washington Township, Council District #7, Zoned D-3 (TOD)  
Craig & Donna Mallinckrodt, by John Cross

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling with an open space of 66.9 percent (70 percent open space required).

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

**4. 2023-UV1-023 | 7217 Woodland Drive**

Pike Township, Council District #1, Zoned C-4  
Enterprise Leasing Company of Indianapolis, LLC, by Joseph D. Calderon

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a car and truck rental facility with associated outdoor storage (not permitted).

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

**5. 2023-SE2-002 (Amended) | 3210 Chief Lane**

Decatur Township, Council District #22, Zoned I-3  
Reagan Outdoor Advertising, by Jon Campbell

Special Exception of the Consolidated Zoning and Subdivision Control Ordinance to provide for the relocation of a legally established Outdoor Advertising Sign due to a highway widening and improvement of I-69 by a state agency, along a freeway within I-465 (not permitted).

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the relocation of an existing 40-foot tall off-premise advertising sign, of which the relocated off-premise sign will have a height of no greater than 65-feet tall (maximum height of 40 feet permitted), a setback of five feet from Rand Road (20-foot setback required), being located within 400 feet of the centerline of an Interstate Ramp (500-foot separation from interstate ramp entries required) and being located within no less than 148 feet from protected districts (300-foot separation from protected districts required).

**6. 2023-DV2-038 | 8245 Allisonville Road**

Washington Township, Council District #3, Zoned C-4  
Raising Cane's Restaurants, LLC, by Joseph D. Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an eating establishment, with a drive through, including stacking and service units, within the front yard of East 82nd Street, with a 9.2 front yard setback (service units and stacking spaces not permitted along facades adjacent to public rights-of-way with a width greater than 30-feet or related front yards, minimum 10-foot setback required) and without the required screening and exclusive bypass aisle.

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

**7. 2024-DV2-006 | 1212 East 25th Street**

Center Township, Council District #8, Zoned I-2  
Omnisource Corporation, by Kerry Johnson

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a 20-foot-tall internally illuminated pole sign (not permitted).

**8. 2024-DV2-008 | 5669, 5673 and 5677 Broadway Street**

Washington Township, Council District #7, Zoned D-3 (TOD)  
Matt & Lauren Gillot, Maureen Borto and Timothy Smith, by Maureen Borto

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of an eight-foot tall fence within the side and rear yards (maximum height of six-feet 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](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.