



Board of Zoning Appeals Board of Zoning Appeals Division III (April 15, 2025) Meeting Agenda

Meeting Details

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

Date: Tuesday, April 15, 2025

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. **2025-DV3-010 | 909 Wright Street**

Center Township, Council District #18, zoned D-8 (TOD)
8424 Bravestone 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 with a one-foot front yard setback (10-feet required), a three-foot south side yard setback (five-feet required), a three-foot rear yard setback (20 feet required), an open space of 30 percent (40 percent required) and a front loaded garage (prohibited).

****A Registered Neighborhood Organization has filed a timely automatic continuance, continuing this to the May 20, 2025 hearing of Division III**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

2. **2025-DV3-004 (Amended) | 5930 East 82nd Street**

Lawrence Township, Council District #4, zoned C-4
GMX Real Estate Group LLC, by Joseph D. Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an eating establishment with two stacking spaces within the front yard of East 82nd Street (not permitted), and 21 parking spaces (maximum nine permitted).

3. **2025-DV3-007 | 426 Panola Court**

Warren Township, Council District #20, zoned D-3
Donald and Sarah Richards, by Simeon Langham

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition encroaching within a platted easement (not permitted).

4. **2025-DV3-009 | 7151 East 35th Street**

Warren Township, Council District #9, zoned SU-2 / C-S
Indianapolis Public Schools, by Russell McClure

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of a six-foot (limited to 3.5-foot tall) chain link fence within the front yard of 34th Street (not permitted).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

5. **2024-DV3-037 (Amended) | 1625 Shelby Street**
Center Township, Council District #18, zoned C-3 (TOD)
Jugaad LLC, by David Retherford

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a convenience store with a front building line width ratio of 10.64 (80 percent required) and deficient transparency along Shelby Street (40 percent required), and with deficient landscaping.

PETITIONS FOR PUBLIC HEARING (New Petitions):

6. **2025-DV3-008 | 5101 East Thompson**
Franklin Township, Council District #24, zoned C-4
BT Indianapolis LLC, by Michael Timko

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an automobile fueling station and convenience store with facade transparency as low as zero percent (40 percent required), a drive-through without a bypass lane (required), and overall deficient site landscaping.

7. **2025-DV3-011 | 1022 Grassy Branch Drive**
Warren Township, Council District #20, zoned D-3 (FF)
Taylor Morrison of Indiana LLC, by John Cross

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling resulting in an open space of 67 percent (70 percent required).

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 planneroncall@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) 327-7093, at least 48 hours prior to the meeting. - Department of Metropolitan Development - Current Planning Division.