



Board of Zoning Appeals Division II (August 8, 2023) Meeting Agenda

Meeting Details

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

Date: Tuesday, August 08, 2023

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-DV2-017 | 717 East 27th Street

Center Township, Council District #17, Zoned D-8
Lamond Jay Henderson, by Myron Cheeks

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a three-story duplex on a 50-foot wide lot with an area of 2,737 square feet (three-story not permitted, minimum lot width of 60 feet and area of 7,200 square feet required) and a main floor area of 360 square feet per unit (660 square-foot minimum main floor area required) with a 5.25 front yard setback from 27th Street (minimum 10-foot front yard setback required), a 0.5-foot rear yard setback (20-foot rear yard setback required) and a sidewalk with a zero-foot rear yard setback (five-foot rear yard setback required) having 34% open space (60% open space required).

**** Continuance requested by staff**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

2. 2023-DV1-031 | 1409 Fletcher Avenue

Center Township, Council District #17, Zoned D-5
Dan Barber, by Bob Abbott

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-foot side yard setbacks required).

3. 2023-DV1-035 | 1310 West 26th Street

Center Township, Council District #11, Zoned D-5 (W-5)
Allan Pingul, by Jeremy Littell

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling and secondary dwelling unit, each with three-foot side yard setbacks (five-foot side yard setbacks required).

4. 2023-DV2-014 | 28 East 40th Street

Washington Township, Council District #7, Zoned D-2 (MSPC)
Rachel & Tee Hellmann, by Bob Abbott

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

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

5. 2023-DV1-022 (Amended) | 2247 Broadway Street

Center Township, Council District #17, Zoned D-8
Reuben & Katherine Maust, by Peter Meehan

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached carriage house with a secondary dwelling containing 1,085 square feet (maximum 720 square feet permitted).

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

6. 2023-DV2-010 | 526 Blue Ridge Road

Washington Township, Council District #7, Zoned D-5
Butler University, by Andrew Wert

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 43-foot 10-inch-tall single-family dwelling (maximum 35-foot height permitted) with a 10-foot rear yard setback (20-foot rear setback required) without a primary entry on the front façade (required).

7. 2023-DV2-013 | 4809 East 70th Street

Washington Township, Council District #3, Zoned D-2
Abraham Jordan and Kaitlin Browning

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the erection of a six-foot tall fence within the front yard of Riley Avenue (fences within front yards limited to a height of 3.5 feet).

PETITIONS FOR PUBLIC HEARING (New Petitions):

8. 2023-DV2-015 | 1133 South Illinois Street

Center Township, Council District #16, Zoned D-8
Hoosier Renovators LLC, by Mark and Kim Crouch

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a three-unit multi-unit house on a 30-foot-wide lot (minimum 35-foot wide lot required) with a three-foot front yard setback from Illinois Street (minimum 10-foot front yard setback required) and a sidewalk with a zero-foot side yard setback (minimum two-foot side yard setback required).

9. 2023-DV2-018 | 2050 Carrollton Avenue

Center Township, Council District #17, Zoned D-8
Breedy B LLC, by In and Out Unlimited LLC

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an eight-foot-tall fence in the rear yard (maximum fence height of six-foot permitted).

10. 2023-UV2-009 | 1540 South East Street

Center Township, Council District #16, Zoned C-3
1540 East LLC, by Mark and Kim Crouch

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a tattoo parlor within 70 feet of a protected district (500 feet of separation required) and a bar within 48-feet of a protected district (100 feet of separation 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 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.