



**Board of Zoning Appeals
Board of Zoning Appeals Division I
(December 3, 2024)
Meeting Agenda**

Meeting Details

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

Date: Tuesday, December 03, 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

2024-DV1-040 | 3033 Sutherland Avenue (approximate address)

Center Township, Council District #8, Zoned D-5
K&D Epic Holdings LLC, by David Gilman

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a four-unit multi-unit house with sidewalks maintaining .5-foot side yard setbacks (two feet required) and a parking area with zero-foot side yard setbacks (five feet required), with vehicles encroaching within the clear sight triangle of the driveway and alley (not permitted).

****Petitioner to withdraw**

PETITIONS REQUESTING TO BE CONTINUED:

1. 2024-DV1-038 | 2511 Columbia Avenue (approximate address)

Center Township, Council District #8, Zoned D-5
MS One Investments LLC, by John Cross

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a multi-unit house on a 28-foot-wide lot (35-foot lot width required) with a 30-foot front building line (maximum of 19.9 feet permitted).

****Staff to request a continuance to January 7, 2025, in order to properly notice the request**

2. 2024-UV1-017 | 1016 Tecumseh Street (approximate address)

Center Township, Council District #13, Zoned D-8
Indy Opportunity Biz LLC, by William A Bentley II

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the location of two three-unit apartment buildings on a lot improved with a two-unit multi-unit home (one primary building per lot permitted).

****Petitioner to request a continuance to the January 7, 2025 hearing of Division I to amend the request**

3. 2024-UV1-027 | 7720 West New York Street (approximate address)

Wayne Township, Council District #16, Zoned I-2
Elite Solutions Group LLC, by Mitch Sever

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a heavy truck and equipment service and repair center, with outdoor storage and operations exceeding 25 percent of the floor area of enclosed building and within 15 feet of a protected district (not permitted, outdoor storage and operations not permitted within 500 feet of a protected district) and providing 20-foot side transitional yards (30 feet required).

****Automatic continuance filed by a registered neighborhood organization, continuing this to the January 7, 2025 hearing**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

4. 2024-DV1-039 | 5402 East Thompson (approximate address)

Franklin Township, Council District #24, Zoned C-4
Kroger Limited Partnership I, by Laura Trendler

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of two pump island canopy signs along the north and south elevations (one sign per side permitted).

5. 2024-DV1-041 | 2844 Ruckle Street (approximate address)

Center Township, Council District #12, Zoned D-8
Mapleton-Fall Creek Development Corporation, by Andrea Townsend

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a duplex on a 40-foot wide 5,240 square foot lot (minimum 60-foot lot width, area of 7,200 square feet required) with a five-foot corner side yard setback along 29th Street (eight feet required) and a parking area with a one-foot south side yard setback and encroaching within the clear sight triangle of the access drive and alley (five-foot setback required, encroachments not permitted).

6. 2024-DV1-042 | 8002 North Pennsylvania Street (approximate address) Town of Meridian Hills

Washington Township, Council District #2, Zoned D-S
Rachel A Lechleiter Irrevocable Trust, by William Brosius

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the addition of a covered rear porch resulting in an open space of 83 percent (85 percent required).

7. 2024-DV1-043 | 1221 West 33rd Street (approximate address)

Center Township, Council District #12, Zoned D-5
Antidash LLC, by Anthony Beal

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling with a three-foot west side yard setback (five feet required).

8. 2024-UV1-029 | 1629 North Rural Street (approximate address)

Center Township, Council District #13, Zoned MU-1
Indy Rental Homes 360 III LLC, by Andrew Harrill

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the conversion of an existing detached garage into a third dwelling (not permitted).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

9. 2024-DV1-031 | 8040 East Southport Road

Franklin Township, Council District #25, Zoned C-3 / C-S
DRGSF Outlot One LLC, by Elizabeth Bentz Williams

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the erection of a freestanding pylon sign, being the fifth freestanding sign along Southport Road (maximum of two permitted).

10. **2024-UV1-024A | 4723 South Emerson Avenue (approximate address)**
Franklin Township, Council District #24, Zoned C-S
CFT NV Developments LLC, by Ross McArthur

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of a pylon sign, being the third freestanding sign along Emerson Avenue, within 105 feet and 200 feet of existing signs (maximum of two pylon signs permitted, 300-foot separation required).

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

11. **2024-DV1-030 | 7848 Melbourne Road (approximate address)**

Pike Township, Council District #1, Zoned D-3
Jose & Maria Arroyo, by James P. Mack

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached garage, being two-foot taller than the primary building (not permitted).

12. **2024-DV1-033 | 7401 Holliday Drive West (approximate address), Town of Meridian Hills**

Washington Township, Council District #2, Zoned D-1

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the expansion of a primary dwelling resulting in a 33-foot front yard setback along 74th Street (46.75-foot setback required).

13. **2024-DV1-037 (Amended) | 2402 East 38th Street (approximate address)**

Washington Township, Council District #8, Zoned C-5 (TOD)
Popeyes Louisiana Kitchen Inc., by Gilligan Company

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the renovation of an existing eating establishment including an additional drive-thru lane within the front yard of Keystone Avenue (not permitted).

14. **2024-UV1-014 | 6301 Lafayette Road (approximate address)**

Pike Township, Council District #1, Zoned D-4
Robinson Rental Solutions LLC

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a childcare facility (not permitted) with 27 parking spaces located within the right-of-way, including maneuverability (not permitted) and 34 spaces provided (maximum 22 spaces permitted).

15. **2024-UV1-022 | 9111 Crawfordsville Road (approximate address), Town of Clermont**

Wayne Township, Council District #11, Zoned C-3 / I-2
Rancho Enterprises Inc., by Mark and Kim Crouch

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a commercial contractor business, per the filed site plan and plan of operation.

16. **2024-UV1-023 | 7780 Michigan Road (approximate address)**

Pike Township, Council District #1, Zoned C-1 / C-3 / D-A (FW) (FF)
Wagner Michigan Road LLC, by Ingris Velasquez

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a grocery store, eating establishment and event center (not permitted) utilizing the existing 55-space multitenant parking area and with no bicycle parking (required).

PETITIONS FOR PUBLIC HEARING (New Petitions):

17. **2024-UV1-028 | 6855 East Southport Road (approximate address)**

Franklin Township, Council District #25, Zoned C-3
RPM Pizza Midwest LLC, by Mark Cummins

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an auto parts and supply store (not 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. 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.