



Board of Zoning Appeals
Board of Zoning Appeals Division III (June
20, 2023)
Meeting Agenda

Meeting Details

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

Date: Tuesday, June 20, 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-DV3-016 | 1616 Marlowe Avenue

Center Township, Council District #17, Zoned D-8
James A. Allen, by David E. Dearing

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

**** Withdrawal to be acknowledged**

2. 2023-DV3-022 | 7930 Castleton Road

Lawrence Township, Council District #3, Zoned C-5
Outfront Media LLC, by Alan S. Townsend

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 within 260 and 650 feet of other advertising signs along I-465 (1,500-foot separation along expressways required), within 960 feet from an advertising sign (minimum 1,000-foot radial separation required), adjacent to an I-465 ramp (500-foot separation required from interstate ramp entries), with a 20-foot south front setback from an I-465 ramp (60 feet required).

**** Continuance request to July 18, 2023**

3. 2023-UV3-013 | 5437 Greenfield Avenue

Warren Township, Council District #12, Zoned D-5
Glenroy Construction Co. Inc, by Brian J. Tuohy

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the outdoor storage of materials, equipment and vehicles associated with a commercial contractor (not permitted) and an existing perimeter fence topped with barbed wire (barbed wire fencing prohibited).

**** Continuance request to July 18, 2023**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

4. 2023-DV3-017 | 1700 West 10th Street

Center Township, Council District #11, Zoned SU-6 / D-5 / C-S (RC) (W-5)
Kindred Hospital Limited Partnership, by Ed Williams

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the erection of two illuminated pylon signs within 600 feet of a protected districts (not permitted, one pylon sign permitted along frontages of less than 500 feet).

5. 2023-DV3-020 (Amended) | 6036 and 6110 East 86th Street

Lawrence Township, Council District #3, Zoned C-4
Costco Wholesale Corporation, by Stephen J. Cross

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the expansion of an existing parking area resulting in 812 total spaces (maximum 717 parking spaces permitted).

6. 2023-UV3-009 (Amended) | 1330 Sadlier Circle West Drive

Warren Township, Council District #18, Zoned I-1 (FF) (FW)
Calloway Group LLC, by David Gilman

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a freestanding building and associated parking with a four-foot south side yard setback and zero-foot front yard setback (10-foot side yard, 30-foot front yard setback required) and deficient landscaping.

7. 2023-UV3-014 | 5640 East 38th Street

Lawrence Township, Council District #13, Zoned SU-1 (TOD)
BWI LLC, by Vincent L. Smith

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the development of up to 50 multi-family dwelling units and independently operated social services (not permitted).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

8. 2023-DV3-011 (Amended) | 1855 North Shadeland Avenue

Warren Township, Council District #19, Zoned C-4
MG Oil Inc., by Cindy Thrasher

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 23-foot tall pole sign (maximum height of 20 feet permitted).

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

PETITIONS FOR PUBLIC HEARING (New Petitions):

9. 2023-DV3-019 | 2059 North Pasadena Street

Warren Township, Council District #19, Zoned D-4
Gregory Gordon and Kyle Stewart, by Matthew Lyles

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 3,200 square foot pole barn, being larger than and in front of the primary dwelling (not permitted) with a seven-foot front yard setback from Pasadena Street (20-foot front setback required).

10. 2023-DV3-021 | 1690 South Spencer Avenue

Warren Township, Council District #18, Zoned D-5 (FF)
Lacia Coons

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the erection of a fence ranging in height between five-foot and six-foot tall within the front yards, encroaching into the clear sight triangle of Spencer Avenue and Minnesota Street (maximum 3.5-foot-tall fence permitted, encroachment into the clear sight triangles not permitted), and encroaching into the right-of-way on Minnesota Street (encroachment into the right-of-way not permitted).

11. 2023-DV3-023 (Amended) | 6160 East 38th Street

Lawrence Township, Council District #13, Zoned C-S (TOD)
Indy Fresh Market Enterprises, LLC, by Tammy Rice

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the erection of a pylon sign including a 28.2-square foot digital display (not permitted) within 218 feet of a protected district (digital display prohibited within 400 feet of a protected district).

12. 2023-UV3-011 | 5505 Massachusetts Avenue

Warren Township, Council District #13, Zoned C-7
CitySite LLC, by Joseph Ringger

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for manufacturing of materials (not permitted) used in association with the operation of a commercial contractor.

13. 2023-UV3-012 | 1735 West Edgewood Avenue

Perry Township, Council District #20, Zoned I-3 (FF)
GND Property Inc., by Pat Rooney

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a truck terminal (prohibited in Floodway Fringe District) and parking area with 53-foot front yard setback from Edgewood Avenue and a six-foot east side yard setback (60-foot front yard setback required, 30-foot side yard setback required) and deficient landscaping.

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.