



## Board of Zoning Appeals Division I (July 6, 2023) Meeting Agenda

### Meeting Details

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

**Date:** Thursday, July 06, 2023

**Time:** 1:00 PM

**Location:** Public Assembly Room, 2nd Floor, City-County Building, 200 E. Washington Street

### Business:

#### PETITIONS REQUESTING TO BE CONTINUED:

**1. 2023-DV1-021 | 1931 Lake of the Pines Drive, 8535 & 8515 West 21st Street**

Wayne Township, Council District #6, Zoned D-11

Lake of the Pines LLC, by Joseph D. Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the development of up to 52 lots with mobile homes, without an underground safe room or the installation of walkways (1,040 square foot safe room required for 52 lots and installation of walkways required) with 22-foot-wide pavement (24 feet required).

**\*\*Automatic Continuance by remonstrator to August 1, 2023 to be acknowledged**

**2. 2023-UV1-014 | 7006 Southeastern Avenue**

Franklin Township, Council District #18, Zoned I-1

The Auto Center, by Mitchell A. Ray

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a personal motor vehicle repair shop within the existing building (not permitted) with outdoor storage of motor vehicles awaiting repair within 70 feet of a protected district without the required screening (outdoor storage not permitted within 500 feet of a protected district, solid screened enclosure required).

**\*\* Continuance request to August 1, 2023**

**3. 2023-DV1-025 | 5010 East 16th Street**

Center Township, Council District #12, Zoned C-4 / D-5

Mart Properties LLC, by William Faber

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 115-foot tall monopole wireless communication facility with a five-foot tall lightning rod, for a total height of 120 feet within 25 feet of a protected district (maximum height of 70 feet permitted within 500 feet of a protected district) without the required perimeter landscaping (10-foot wide landscape yard around the perimeter of the tower enclosure required) and a six-foot tall fence with one-foot of barbed wire (barbed wire prohibited).

**\*\*Automatic Continuance by remonstrator to August 1, 2023 to be acknowledged**

### Petitions for Public Hearing

#### PETITIONS TO BE EXPEDITED:

**4. 2023-DV1-028 | 7417 Glenview Drive East**

Washington Township, Council District #3, Zoned D-2  
Gradison Building Corp., by Adam S. Mears

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a detached pool shed with a four-foot south side yard setback (seven-foot side yard setback required).

**5. 2023-DV1-029 (Amended) | 8349 Acton Road**

Franklin Township, Council District #25, Zoned D-A  
Carri Gano, by Steven A. Brown

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of detached garage with a four-foot south side yard setback (15-foot side yard setback required).

**6. 2023-UV1-011 | 6809 West Washington Street**

Wayne Township, Council District #22, Zoned C-5  
SLEKA II LLC, by Andrew Wert

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for operation of a fleet terminal facility and building addition resulting in a five-foot wide parking aisle width for four parking stalls (23-foot-wide parking aisle required).

**7. 2023-UV1-012 | 5301 West 10th Street**

Wayne Township, Council District #15, Zoned C-3 / D-A (FW)  
Golden Goose Tattoo Company, by Pat Rooney

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a tattoo parlor within 70 feet of a protected district (not permitted, prohibited within 500 feet of a protected district).

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

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

**8. 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).

**9. 2023-UV1-010 | 1946 North Euclid Avenue**

Center Township, Council District #17, Zoned D-5  
Daria Powell, by Kevin J. Powell

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the conversion of a single-family dwelling into a multi-unit house (2 units) (not permitted) and conversion of the detached garage into a third dwelling unit (not permitted) without any of the units on site being owner occupied (secondary dwelling units only permitted with single-family detached dwellings and owner shall occupy a unit on the lot as their permanent residence).

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

**10. 2023-DV1-027 | 8136 East Southport Road**

Franklin Township, Council District #25, Zoned C-4  
WMG Acquisitions LLC, by Tammy Rice

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the erection of a monument sign, being the fourth freestanding sign along Southport Road, and located 295 feet

from another freestanding sign (maximum two freestanding signs permitted along a frontage, 300 feet of separation between freestanding signs required).

**11. 2023-UV1-013 | 5320 West Vermont Street**

Wayne Township, Council District #15, Zoned C-4  
Josh Investment Inc., by Pat Rooney

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 42-unit multi-family dwelling project (not permitted) with a 17-foot east transitional yard and 16-foot south transitional yard (20-foot transitional yards required), 29 parking spaces (31 required for multi-family), and deficient landscaping and lighting elements (landscaping and photometric standards required).

**12. 2023-UV1-015 | 3449 Broadway Street**

Center Township, Council District #9, Zoned D-5  
Lourenzo Giple and Angie Boarman

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an attached garage and secondary dwelling unit (secondary dwelling unit must be detached) with vehicular access from Fairfield Avenue (exclusive alley access required) and provide for the future addition and conversion to a two-family dwelling with a pierced shared wall, with a five-foot rear yard setback and being the third dwelling unit (not permitted, 20-foot rear yard setback required), resulting in an open space of 52% (60% open space required), per plans filed.

**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.