



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

### Meeting Details

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

**Date:** Tuesday, June 06, 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-DV1-022 | 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 3.5-foot south side yard setback (five-foot setback required).

**\*\*Continuance requested by petitioner to July 6, 2023**

**2. 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).

**\*\*Automatic Continuance by remonstrator to July 6, 2023 to be acknowledged**

### Petitions for Public Hearing

#### PETITIONS TO BE EXPEDITED:

**3. 2023-DV1-023 (Amended) | 4511 Central Avenue**

Washington Township, Council District #7, Zoned D-2  
Joshua Altherr and Clarissa Rodda, by Josh Valentine

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached garage with a five-foot north side yard setback (seven-foot side yard setback required).

**4. 2023-UV1-008 | 545 South East Street**

Center Township, Council District #16, Zoned CBD-2 (RC) (TOD)  
AOI Properties LLC, by Paul Reynolds

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for building additions resulting in the residential component of a Live/Work unit being the dominant use (residential use must be incidental to a commercial use).

**5. 2023-UV1-009 | 409 Lincoln Street**

Center Township, Council District #16, Zoned C-1  
2 Jets LLC, by Joe Fall

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for an addition to an existing single-family dwelling (not permitted) resulting in a two-foot west transitional side yard (10-foot transitional side yards 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-UV2-006 | 2320 Duke Street**

Washington Township, Council District #9, Zoned I-1 (W-1)  
Sweezy & Sweezy Properties LLC, by David Kingen

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the use of a rubber press, a Heavy Manufacturing operation (not permitted).

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

**8. 2023-DV2-004 | 849 South Belmont Avenue**

Center Township, Council District #16, Zoned D-5  
D.G. Kidanemhret Eritrean Orthodox Tewahdo Cathedral, Inc., by Biniam Sahlezghi Kifle

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide a 54-inch decorative fence within the front yards and clear sight triangle of Belmont Avenue and Wyoming Street (maximum 3.5-foot-tall fence permitted, encroachments within clear sight triangles prohibited).

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

**9. 2023-UV1-006 (Amended) | 201 West 38th Street and 3750 North Capitol Avenue**

Center Township, Council District #7, Zoned C-4 / D-5  
Martin Petroleum Inc., by Pat Rooney

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the redevelopment of a convenience store within a residential district (not permitted) with a zero-foot south side transitional yard (10-foot side transitional yard required).

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

**10. 2023-DV1-024 | 1718 Lafayette Road**

Wayne Township, Council District #11, Zoned D-5 (W-5)  
Lafayette Rooms LLC, by David E. Dearing

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the erection of a 12.5-foot tall, 11.25-square foot pylon sign (not permitted) and a 40-square foot wall sign (maximum six-square foot wall sign permitted).

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## 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.