



**Board of Zoning Appeals
Board of Zoning Appelas Division III
(December 17, 2024)
Meeting Agenda**

Meeting Details

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

Date: Tuesday, December 17, 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-MO3-001 | 8645 East 25th Street

Warren Township, Council District #14, zoned I-2
Penske Truck Leasing Co. L.P., by Mike Barnes

Modification of Condition One of 97-UV3-105 to update the site plan regulating compliance.

****Automatic continuance filed by a registered neighborhood organization**

2024-DV3-033 | 2731 Columbia Avenue

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 walkways and parking areas maintaining zero-foot side yard setbacks (two and five feet required, respectively) with vehicles encroaching within the alley clear sight triangle (not permitted).

****Petitioner to withdraw**

2024-SE3-003 | 9910 East Washington Street

Warren Township, Council District #14, zoned C-3 (TOD)
AGW Corners LLC, by Joseph D. Calderon

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for a tattoo parlor.

Variance of use to allow for the operation of a tattoo parlor within 230 feet of a protected district (500-foot separation required).

****Automatic continuance filed by a registered neighborhood organization**

2024-UV3-015 | 1311 and 1315 Standish Avenue

Perry Township, Council District #23, zoned D-8 (TOD)
Maninder Walia, by David Gilman

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of three 4-unit multi-unit houses without exclusive alley access (required) and with 3.5-foot side yard setbacks (five feet required).

****Petitioner to withdraw**

PETITIONS REQUESTING TO BE CONTINUED:

- 1. 2024-UV3-017 | 8949 East Washington Street**
Warren Township, Council District #20, zoned C-5 / D-2 (TOD)
Integrity Electric & Machine LLC, by David E. Dearing

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of seven shipping containers within the southern side yard (not permitted) without landscape screening (required for outdoor storage and operations) and with a fence exceeding 10 feet in height (not permitted).

****Petitioner to request a continuance to the January 21, 2025 hearing of Division III, in order to engage with a registered neighborhood organization**

- 2. 2024-UV3-019 | 4033 East Southport Road**
Perry Township, Council District #24, zoned C-4
Akshar Krupa Indiana LLC, by Ron Gandhi

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of two storage containers (outdoor storage not permitted) with a two-foot wet side transitional yard setback (10 feet required).

****Petitioner to request a for cause continuance to the January 21, 2025 hearing of Division III**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

- 3. 2024-DV3-029 | 405 Fintail Drive**
Warren Township, Council District #20, zoned I-3
Thunderbird CC Land Partners LLC, by Brian J. Tuohy

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a 20.87-acre motor truck terminal (maximum 10-acres permitted).

- 4. 2024-DV3-039 | 2806 & 2802 Washington Boulevard**
Center Township, Council District #12, zoned D-5
IGS Holdings LLC, by Mark Young

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of two four-unit apartments with a 27-foot front yard setback from Washington Boulevard (maximum 19.9-foot setback permitted) and a 5.8-foot corner side yard setback from 28th Street (eight feet required).

- 5. 2024-UV3-018 | 975 Hosbrook Street**
Center Township, Council District #18, zoned D-8 (TOD)
Five Points Enterprises LLC, by Justin Kingen

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of C-1 uses (not permitted).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

- 6. 2024-UV1-022 | 9111 Crawfordsville Road, 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.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

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7. **2024-DV3-034 | 2739 Columbia Avenue**
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 walkways and parking areas maintaining zero-foot side yard setbacks (two and five feet required, respectively) with vehicles encroaching within the alley clear sight triangle (not permitted).

****Petitioner to withdraw**

PETITIONS FOR PUBLIC HEARING (New Petitions):

8. **2024-DV3-035 | 6301 McFarland Road**
Perry Township, Council District #24, zoned D-1
Royce D. Cole, Jr., by Ryan Vokes

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an attached garage with a 21-foot front yard setback from Payne Road South Drive (30-foot required).

9. **2024-DV3-036 | 1541 West Thompson Road**
Center Township, Council District #12, zoned C-4
AMAN LLC, by Cindy Thrasher

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of a 25-foot-tall pole sign (maximum 20-foot height permitted).

10. **2024-DV3-037 | 1625 Shelby Street**
Center Township, Council District #18, zoned C-3 (TOD)
Jugaad LLC, by David Retherford

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a convenience store with a front building line width ratio of 10.64 (80 percent required) and deficient transparency along Shelby Street (40 percent required), and with parking spaces within 17 feet of Pleasant Run Parkway (25-foot setback required) and deficient landscaping.

11. **2024-DV3-038 | 1502 Pleasant Street**
Center Township, Council District #18, zoned D-5
Anthony Walters

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a four-foot tall fence within the front yards of Spruce and Pleasant Streets, also encroaching within the clear sight triangle of the intersection (3.5-foot tall fence permitted, encroachment prohibited).

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.