



Board of Zoning Appeals Division I (September 5, 2023) Meeting Agenda

Meeting Details

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

Date: Tuesday, September 05, 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-UV1-017 | 2352 Burke Street

Wayne Township, Council District #22, Zoned C-3
David & Valerie Ferguson

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an automobile towing business, including the outdoor storage of inoperable vehicles and commercial vehicles (not permitted) with:

- a) A parking area without hard surfacing, durable painted lines and an ADA parking space (hard surfacing of parking areas, painted parking stalls and one ADA parking space required);
- b) An unenclosed trash dumpster (dumpster enclosure required); and
- c) A six-foot tall chain link, without required vinyl coating or equivalent treatment, perimeter fence with barbed wire (fence height limited to 3.5-foot tall within front yards, chain link must be vinyl coated, barbed wire fencing prohibited).

****Automatic Continuance to be acknowledged**

2. 2023-UV1-018 | 5524 Georgetown Road

Pike Township, Council District #8, Zoned C-3
GAT LLC, by David Kingen & Emily Duncan

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a liquor store (not permitted).

**** Continuance requested by petitioner**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

3. 2023-DV1-032 | 515 South East Street

Center Township, Council District #16, Zoned D-8 (RC) (TOD)
Daniel G Corsaro Family Investments LLC, by Mark Demerly

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to allow for vehicular access from Warsaw Street (access from improved alleys required).

4. 2023-DV1-037 | 3333 Ruckle Street

Center Township, Council District #9, Zoned D-5
Mithun Sinha & Jayeeta Ghose

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

5. 2023-DV1-038 (Amended) | 901 Shelby Street

Center Township, Council District #17, Zoned SU-38 / D-5 (TOD)
Southeast Community Services Inc., by Joseph D. Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the erection of a 33.6-square foot projecting blade sign, projecting four feet from the surface of the building (projecting blade signs not permitted in Special Use Districts).

6. 2023-DV1-040 | 2058 Cornell Avenue

Center Township, Council District #17, Zoned D-8
Benjamin J.A. and Alisha D. Gibbs

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached garage and secondary dwelling unit, with a 1.75-foot north side yard setback (three-foot side yard setbacks required).

7. 2023-DV1-041 | 7551 West Morris Street

Wayne Township, Council District #22, Zoned I-4 / I-3
Target Corporation, by Eric Fiacable

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the expansion of an existing parking area resulting in 14 double-loaded parking rows and 18 single-loaded parking rows, with parking area comprising 52.5 percent of the front yard (parking in the front yard limited to a single-double loaded row and 10 percent of the total area).

8. 2023-DV1-042 | 5354 North Delaware Street

Washington Township, Council District #7, Zoned D-4 (MSPC)
Charles and Brenna Carroll, by Todd Williams

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an attached garage with a one-foot south side yard setback (four-foot side yard setback required).

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

9. 2022-UV1-009 (rehearing) | 8930 West Washington Street

Wayne Township, Council District #22, Zoned C-4 (FW)
S&S Center, LLC, by Sylvia B. Miller

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the continuation of automobile and motorcycle sales (not permitted).

10. 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).

PETITIONS FOR PUBLIC HEARING (New Petitions):

11. 2023-DV1-039 | 209, 217 and 223 North Temple Avenue

Center Township, Council District #17, Zoned D-5 (TOD)
City of Indianapolis – Department of Metropolitan Development, by Joseph D. Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a duplex on each lot, with 4.5-foot side yard setbacks and an open space of 52.5 percent (five-

foot side yard setbacks, 60 percent open space required) with each lot maintaining a 40-foot lot width and lot area of 5,000 square feet (minimum 60-foot lot width and lot area of 7,200 square feet required).

12. 2023-DV1-043 | 1710 West Morris Street

Center Township, Council District #16, Zoned C-4
Vincent & Abbera Utterback, by Andrew Wert

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for vehicular access from West Morris Street (exclusive vehicular access from improved alley required).

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.