



Board of Zoning Appeals Division III (December 20, 2022) Meeting Agenda

Meeting Details

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

Date: Tuesday, December 20, 2022 **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:

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

1. 2022-DV3-046 (Amended) 1321 Sturm Avenue | Center Township, CD #17, Zoned D-8

Chase & Kristin Glassburn, by David Kingen & Emily Duncan

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish the existing two-foot rear yard setback of Lot 24 (15-foot rear setback required); and on Lot 25, provide for:

- a) The construction of a single-family dwelling with a 79-foot setback from Oriental Avenue (maximum setback of 19.9 feet permitted); and
- b) A six-foot fence within the front yard of Oriental Street (maximum 3.5-foot-tall fence permitted); and
- c) A three-foot corner side yard setback (eight-foot corner side yard setback required); and
- d) A 10-foot rear setback (minimum 15-foot rear setback required); and
- e) No front entry feature on the front façade (entry feature required).

2. 2022-UV3-031 (Amended) 10435 East Washington Street (10409 East Washington Parcel Address) | Warren Township, CD #19, Zoned C-4 (TOD)

Valvoline LLC, by Joseph D. Calderon

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an automobile service business (not permitted on lots greater than 0.5-acres) with a 31-foot front building line (5.4% of the building line), a 60-foot front setback from East Washington Street, with deficient parking stalls of 162 square feet, with no bicycle parking provided (60% front building line required, maximum 25-foot front setback permitted parking stalls require minimum of 180 square feet, two bicycle spaces required).

3. 2022-UV3-032 | 10859 East Washington Street | Warren Township, CD #19, Zoned C-4 (TOD)

Gilligan Company, by Patrick Moore

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an eating establishment with:

- a) A 35-foot front setback from Washington Street (maximum 25-foot front setback permitted);
- b) An 11.95-percent required front building line (minimum 60% front building line required);
- c) With 59 parking spaces provided (maximum 21 spaces permitted); and
- d) Two drive thru lanes that do not provide exclusive bypass aisles (exclusive bypass aisles required in Metro Context Area).

PETITIONS FOR PUBLIC HEARING (New Petitions):

4. 2022-DV3-049 | 2315 North Spencer Avenue (approximate address) | Warren Township, Council District #13

Jaspal S Athwal, by David Kingen & Emily Duncan

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a five-foot wide landscape strip along the south and west frontages (six-foot landscape strips required) with zero shade trees (ten shade trees required) and 34 shrubs (39 shrubs required); and to legally establish zero-foot eastern and northern side yard setbacks (10-foot side setbacks required); a six-foot tall fence within the front yards of Spencer Avenue and 23rd Street (front yard fence height limited to 3.5-feet); and parking area within the front yard setbacks of Spencer Avenue and 23rd Street (improvements not permitted within the 20-foot front setbacks).

5. 2022-DV3-050 | 3501 South East Street (approximate address) | Perry Township, Council District #16

Dahm No. 21, LLC, by Joseph D. Calderon

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a digital display sign panel to be located on a 29-foot tall pole sign (maximum 20-foot tall pole sign permitted, digital displays not permitted on pole signs), located 175 feet, 427 feet and 528 feet from protected districts (600 feet of separation required).

6. 2022-UV3-034 | 3030 North Shadeland Avenue (approximate address) | Warren Township, Council District #13

Abdallah Alshorman, by David Kingen & Emily Duncan

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an auto sales lot (not permitted).

7. 2022-UV3-035 | 1621 East Thompson Road (approximate address) | Perry Township, Council District #24

Margaret Bridges, by Russell L. Brown

Variance of use of the Commercial Zoning Ordinance to provide for a dog training and boarding business (not permitted).

8. 2022-UV3-036 | 1516 East Edwards Avenue (approximate address) | Perry Township, Council District #24

House to Home Realty Solutions LLC, by Steven Smith

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the conversion of a single-family dwelling into a fourplex (not permitted) and the construction of a walkway with a zero-foot west side yard setback (four-foot side setback 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.