



Board of Zoning Appeals Division III (July 18, 2023) Meeting Agenda

Meeting Details

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

Date: Tuesday, July 18, 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-DV3-025 | 6248 Iona Road

Warren Township, Council District #18, Zoned D-S
Maxwell Fall, by David Gilman

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 2,592-square foot pole barn within the front yard (accessory structures not permitted within the front yard).

**** Continuance requested by petitioner; additional notice required.**

2. 2023-UV3-015 | 3545 North Shadeland Avenue

Warren Township, Council District #13, Zoned C-4
Hobby Shop Paint & Collision Corp., by Andrew Wert

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of an outdoor storage trailer and a six-foot tall fence and dumpster within the front yards of Twin Oaks Drive and Shadeland Avenue (outdoor storage not permitted, fence height limited to 3.5-foot tall within front yards, dumpster enclosures not permitted within front yard).

**** Continuance requested by petitioner**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

3. 2023-MO3-001 | 720 Eskenazi Avenue

Center Township, Council District #16, Zoned HD-1 (FW)
The Health & Hospital Corporation of Marion County, by Joseph D. Calderon

Modification of Commitment One of 2019-DV3-025, further modified by the approval of 2019-MO3-004, to allow for the permanent location of a sign located on the skybridge above Dr. Harvey Middleton Way.

4. 2023-DV3-024 | 7745 Surrey Drive

Perry Township, Council District #23, Zoned D-2
Jeffrey & Shannon Reedy

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the erection of a wooden privacy fence within the rear yard, with a height ranging between eight and 10 foot tall (maximum six-foot tall fence permitted within rear yard).

5. 2023-DV3-027 | 3719 South East Street

Perry Township, Council District #16, Zoned C-5

International Brotherhood of Electrical, Workers Local 1393, by John Cross

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 40-foot-tall building addition (maximum 25-foot-tall buildings permitted along transitional yard).

6. 2023-UV3-008 | 5718 Roxbury Court

Lawrence Township, Council District #13, Zoned D-2

John & Elizabeth Sandvig, by Steven Sandvig

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an attached second primary dwelling (not permitted) with an 21.9-foot rear yard setback and the extension of an existing driveway with a zero-foot west side yard setback (25-foot rear yard setback, seven-foot side yard setbacks required).

7. 2023-UV3-016 | 3351 North Meridian Street

Center Township, Council District #9, Zoned C-1 / D-9 (TOD)

Dove Recovery House for Women, Inc., by Brian J. Tuohy

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a building expansion of an existing transitional housing for women, with counseling therapy services to current and former residents (not permitted).

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

8. 2023-UV3-003 (Amended) | 3146 and 3202 Arbor Street

Perry Township, Council District #20, Zoned D-4 (FF)

Jose Ariza

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a commercial contractor with outdoor storage and multiple commercial vehicles (not permitted, prohibited within the Floodway Fringe) with a parking area in the front yard greater than 30 feet in width (maximum 30-foot wide parking area permitted) and a six-foot fence within the front yard of Arbor Street and a four-foot fence in the front yard of Arbor Street and Murray Street, encroaching within the clear sight triangle of these intersecting streets (maximum 3.5-foot tall fence permitted in front yards, encroachment of clear sight triangle not permitted) and a 336 square-foot garage with a three-foot rear setback (accessory structure not permitted without a primary structure and five-foot rear setback required).

**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.