



Board of Zoning Appeals BZA Division II (January 9, 2024) Meeting Agenda

Meeting Details

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

Date: Tuesday, January 09, 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

PETITIONS REQUESTING TO BE CONTINUED:

1. **2023-SE2-002 | 3210 Chief Lane**

Decatur Township, Council District #22, Zoned I-3
Reagan Outdoor Advertising, by Jon Campbell

Special Exception of the Consolidated Zoning and Subdivision Control Ordinance to provide for the relocation of a legally established Outdoor Advertising Sign due to a highway widening and improvement of I-69 by a state agency, along a freeway within I-465 (not permitted).

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the relocation of an existing 40-foot tall off-premise advertising sign, of which the relocated off-premise sign will have a height of no greater than 65-feet tall (maximum height of 40 feet permitted), a setback of five feet from Rand Road (20-foot setback required), within 50 from another outdoor advertising signs (1,000-feet of radial spacing required between signs), being located within 400 feet of the centerline of an Interstate Ramp (500-foot separation from interstate ramp entries required) and being located within no less than 148 feet from protected districts (300-foot separation from protected districts required).

****Automatic Continuance filed by Petitioner**

2. **2023-DV2-036 | 7508 Central Avenue**

Town of Meridian Hills, Washington Township, Council District #2, Zoned D-1
John & Marcia Taylor, by Brian J. Tuohy

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling with a 107.66-foot front yard setback from Central Avenue (114.25-foot front yard setback required).

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

3. **2023-DV2-038 | 8245 Allisonville Road**

Washington Township, Council District #3, Zoned C-4
Raising Cane's Restaurants, LLC, by Joseph D. Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an eating establishment, with a drive through, including stacking and service units, within the front yard of East 82nd Street, with a 9.2 front yard setback (service units and stacking spaces not permitted)

along facades adjacent to public rights-of-way with a width greater than 30-feet or related front yards, minimum 10-foot setback required) and without the required screening and exclusive bypass aisle.

****Automatic Continuance filed by a City-County Councilor**

4. 2023-UV2-014 | 35 East Morris Street

Center Township, Council District #16, Zoned D-5
Living Log Aquatic Services LLC, by Matthew Kerkhof

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an eating establishment with outdoor seating, storage and unscreened operations (not permitted, any outdoor operations must be screened), a 100-foot wide parking area within the front yard of Morris Street (parking within front yard limited to 30-foot in width) and a barbecue pit with a five-foot front yard setback from Charles Street, located in front of the primary building (minimum 20-foot front yard setback required, accessory structures not permitted within the front yard).

**** Continuance requested by staff to February 13, 2024.**

5. 2023-UV2-015 | 7069 Riverfront Avenue

Washington Township, Council District #2, Zoned D-4 (FW)
Linda Kelly, by Andrew Wert

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an attached garage within the floodway (prohibited), with a 12.5-foot front yard setback from Riverfront Avenue (20-foot front yard setback required).

****Withdrawal to be acknowledged.**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

6. 2023-DV2-037 | 8120 Sycamore Road

Town of Williams Creek, Washington Township, Council District #2, Zoned D-S
Matthew and Michelle Pheffer, by Joseph D. Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition resulting in a front yard setback of 61.9 feet from Sycamore Road (67-foot setback required) and a total open space of 83.8% (85% minimum open space required).

7. 2023-UV2-017 | 1701 West 18th Street

Center Township, Council District #11 (#12 Beginning 2024), Zoned I-1
Joy's Helping Hand Child Care, by Jamika J. Cooper

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a Daycare facility for children up to 12 years of age (daycare facilities limited to those less than six years of age).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

8. 2023-SE2-001A | 2400 Roosevelt Avenue (Indecisive)

Center Township, Council District #17, Zoned I-3
Reagan Outdoor Advertising, by Michelle Noppenberger

Special Exception of the Consolidated Zoning and Subdivision Control Ordinance to provide for the relocation of a legally established Outdoor Advertising Sign due to a highway widening and improvement of I-69 and SR-37 by a state agency, along a freeway within I-465 (not permitted).

9. 2023-UV1-023 | 7217 Woodland Drive (Indecisive)

Pike Township, Council District #1, Zoned C-4
Enterprise Leasing Company of Indianapolis, LLC, by Joseph D. Calderon

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a car and truck rental facility with associated outdoor storage (not permitted).

10. 2023-UV1-026 | 6524 Dover Road (Transferred)

Washington Township, Council District #3, Zoned D-S
Larry Rockafellow, by Melissa Iannucci

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the temporary location of an accessory building without a primary building (not permitted) and the construction of a single-family dwelling on a .60-acre, 120-foot wide lot (minimum 150-foot lot width and area of one acre required), resulting in a 33.5-foot aggregate side yard setback (35-foot aggregate required).

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

11. 2023-DV2-034 | 1949 Alvord Street

Center Township, Council District #17, Zoned D-8
Kathryn Ramseyer, by Melissa Iannucci

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling with a front building line of 26 feet (maximum 19.9-foot front building line permitted) and a detached garage with four-foot side yard setbacks (five-foot side yard setbacks required).

12. 2023-DV2-035 | 5602 North Keystone Avenue

Washington Township, Council District #9, Zoned C-4
T5 Keystone LLC, by Timothy E. Ochs

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a quick service oil change facility with a drive-through with only one stacking space before the final component (two stacking spaces required) that faces a public right-of-way greater than 30-foot wide (not permitted).

PETITIONS FOR PUBLIC HEARING (New Petitions):

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.