



Board of Zoning Appeals
Board of Zoning Appeals Division I (July 2,
2024)
Meeting Agenda

Meeting Details

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

Date: Tuesday, July 02, 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:

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

1. 2024-DV1-018 | 7920 North College Avenue, Town of Williams Creek

Washington Township, Council District #2, zoned D-S (TOD)
Curtiss & Jennifer Wall, by Brent Bennett

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an attached garage with an 11-foot north side yard setback (15 feet required).

2. 2024-DV1-020 | 4521 Norwaldo Avenue

Washington Township, Council District #8, zoned D-5 (W-1)
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 duplex on a 40-foot wide, 5,880-square foot-lot (minimum 60-foot lot width and area of 7,200 square feet required) with four-foot side setbacks (five feet required) and a walking path with a zero-foot south side yard setback (two feet required).

3. 2024-DV1-022 | 4450 Evanston Avenue

Washington Township, Council District #8, zoned D-5 (W-1)
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 duplex on a 40-foot wide, 5,200-square-foot lot (60-foot wide, 7,200 square foot lot area required) with four-foot side yard setbacks (five feet required) and a walking path with a one-foot south side yard setback (two feet required).

4. 2024-UV1-010 | 7012 Doris Drive

Wayne Township, Council District #16, zoned D-3 (W-5)
Nicole Baker

Variance of use to provide for the operation of an adult family care facility, for up to four individuals (not permitted).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

5. 2024-UV1-006 | 2052, 2060, 2064 and 2102 South Meridian Street

Center Township, Council District #18, zoned C-7
Summit Indianapolis LLC, by Kevin G. Buchheit

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a substance abuse treatment facility within 200 feet of a protected district (500-foot separation required).

6. 2024-UV1-007 | 5075 West 38th Street

Wayne Township, Council District #5, zoned C-5
Arnid LLC, by David Bayt

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for outdoor storage for vehicles awaiting repair that is equivalent to 231.52 percent of the gross floor area of the primary building (limited to 25 percent).

PETITIONS FOR PUBLIC HEARING (New Petitions):

7. 2024-DV1-017 | 2719 Madison Avenue

Center Township, Council District #18, zoned C-5
TGA SC Global Indy I LP, by Jay Ingrassia

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a six-foot tall wooden privacy fence and a six-foot tall chain link privacy fence within the front yards of Madison Avenue and East Street (maximum fence height of five feet permitted) with the chain link fence being topped with barbed wire (prohibited, chain link fences not permitted within the front yard) and encroaching within the clear sight triangle of the driveways along East Street (not permitted).

8. 2024-DV1-021 | 3559 Central Avenue

Center Township, Council District #8, zoned D-5
Denise Garcia

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition, resulting in a 14.5-foot front yard setback from Central Court North (20 feet required).

9. 2024-DV1-023 | 6325 East Southport Road

Franklin Township, Council District #24, zoned D-A / D-P
Brian & Tiffany Lee Ann Elliot, by Josh Smith

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a pole barn, being two-feet taller and 195 square feet larger than the primary dwelling (not permitted).

10. 2024-UV1-009 | 1307 South High School Road

Wayne Township, Council District #17, zoned C-4 (TOD)
Sohum Hotels Indy West LLC, by Russel Brown

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 122-unit hotel (not permitted), with a 70-foot front building line from Washington Street (maximum 10-foot building line permitted), one primary entry (four required), and parking within the front yard (prohibited) and with zero-foot landscape strip along the frontage and deficient landscaping (six-foot landscape strip required), and a chain link fence within the front yard of Washington Street (not permitted).

**** Automatic Continuance filed by petitioner, continuing this petition to the August 6, 2024 hearing of Division I**

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.