



Board of Zoning Appeals
Board of Zoning Appeals Division I 6-4-
2024
Meeting Agenda

Meeting Details

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

Date: Tuesday, June 04, 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:

- 2024-DV1-019 | 6701 North College Avenue**
Washington Township, Council District #7, Zoned D-9 (TOD) (FF)
Broad Ripple Edgewater LLC, by Joseph Lee

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a pool, related equipment and bathroom with an 24-foot setback from 67th Street (25-feet required) and a six-foot tall fence within its front yard (maximum 3.5-foot tall fence permitted).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

- 2024-DV1-014 | 2120 English Avenue (Amended)**
Center Township, Council District #18, Zoned I-3
Jenny Smalling

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of an 8-foot tall chain-link perimeter fence with slats or fabric screening (slats or fabric not permitted), in the front yards of English and Hamilton Avenues (not permitted).

- 2024-DV2-011 (Amended) | 4233, 4235, and 4237 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 each 40-foot-wide lot (60-foot lot width required) containing a minimum lot area of 4,750 square feet (7,200 square feet required) with a front setback ranging from 21 feet to 31 feet and a 7.25

rear yard setback (maximum 19.9-foot front setback permitted, 20-foot rear setback required), resulting in open space ranging between 51.8 and 59.6 percent (60 percent open space required).

4. 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).

5. 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).

**** Staff is requesting a continuance to the July 2, 2024 hearing of Division I in order to allow for further review**

PETITIONS FOR PUBLIC HEARING (New Petitions):

6. 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).

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

7. 2024-UV1-008 | 5120 Senour Road

Franklin Township, Council District #25, Zoned SU-2 / D-4
Franklin Township Multi School Building Corporation, by Craig Flandermeyer

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a 7.583-foot tall monument sign (five-foot sign permitted) with a 36.432 square foot digital display (not permitted).

**** Petitioner to request a continuance and transfer of this petition to the June 18, 2024 hearing of Division III in order to allow for required notice**

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.