



Board of Zoning Appeals Board of Zoning Appeals Division II (November 12th, 2024) Meeting Agenda

Meeting Details

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

Date: Tuesday, November 12, 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

2024-UV2-026 (Amended) | 2355 North Meridian Street

Center Township, Council District #12, zoned C-4 (TOD) (RC)
Zaremba Group, 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 or repair facility (not permitted) with a front building line of 61.7 percent (80 percent required) with parking located 15 feet from Meridian Street and 26 feet from 24th Street with portion not located to the rear of the building (50-foot setback, location behind building required), 24-foot and 25-foot driveway widths accessing Meridian Street and 24th Street (16 feet permitted, curb cut for accessory parking access not exclusively from an improved alley), one primary entry (two required), and deficient landscaping.

**Petitioner to withdraw

PETITIONS REQUESTING TO BE CONTINUED:

1. 2024-DV2-036 | 2526 and 2528 North Harding Street

Center Township, Council District #12, zoned D-5 (W-5)
Paradigm Construction & Development LLC, by David Gilman

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a multi-unit home on each lot, with a proposed four-foot corner side yard setback along 26th Street and side walks and parking areas with zero-foot side yard setbacks (eight-foot corner side yard setback, two-foot side yard setback for walkways, three-foot side yard setbacks required).

**Staff and Petitioner request continuance to the December 10, 2024 hearing of Division II

2. 2024-DV2-037 | 3265 Ruckle Street

Center Township, Council District #8, zoned D-5
O&D Holdings LLC, by David Gilman

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a three-unit multi-unit-house with a 20-foot front building line setback from Ruckle Street (maximum 19.9-foot permitted), a five-foot rear yard setback (20-feet required), a walkway with a 0.5-foot side yard setback (two-foot required) and zero off-street parking spaces (three required).

**Petitioner to request a continuance to the December 10, 2024 hearing of Division II

3. 2024-DV2-038 | 2959 and 2953 Ruckle Street

Center Township, Council District #8, zoned D-5
O&D Holdings LLC, by David Gilman

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a two-unit multi-unit house on each lot, with a 25-foot front building line (maximum 19.9 feet permitted), with a five-foot corner side yard setback (eight-foot required) and walking paths with a 0.5-foot side yard setbacks (two-foot required) and parking areas with zero-foot side yard setbacks (five-foot required).

****Petitioner to request a continuance to the December 10, 2024 hearing of Division II**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

4. 2024-DV2-034 | 9521 Haver Way

Washington Township, Council District #2, zoned C-3 / C-5
McDonalds USA LLC, by Jennifer Milliken

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of a 25-foot tall internally illuminated pylon sign (internal illumination not permitted).

5. 2024-DV2-035 | 2161 Gent Avenue

Center Township, Council District #12, zoned D-5 (W-5)
Theodore Karras, by David Gilman

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for construction of a two-unit-multi-unit house with walking paths with a .5-foot side yard setback (two-foot side yard setbacks required).

6. 2024-DV2-041 | 2461 Sheldon Street

Center Township, Council District #8, zoned D-5
Intend Indiana, by Mia Guterrez and Joe Fillenworth

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 (range of 10 feet to 19.9 feet required) and encroaching within the clear sight triangle of the intersection of 25th and Sheldon Streets (encroachment not permitted), and construction of a walkway with a 0-foot side yard setback (2 feet required).

7. 2024-DV2-042 | 2419 East 62nd Street

Washington Township, Council District #7, zoned C-4
CFT NV Developments, LLC, by Ross McArthur

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of an additional 10-foot-tall drive-thru sign for each drive lane (one sign per drive lane permitted, six-foot tall maximum permitted).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

8. 2024-DV2-031 | 2701 North College Avenue

Center Township, Council District #8, zoned MU-2
JBCC Holdings LLC, by David Gilman

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a surface parking lot with four spaces (11 required) and a zero-foot front yard setback from 27th Street (50-foot setback, location behind building required).

9. 2024-UV2-013 | 5455 West 56th Street

Pike Township, Council District #6, zoned SU-2 / SU-38
Metropolitan School District of Pike Township, by Joseph D. Calderon

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a pylon sign with digital display within 70 feet of a protected district (digital display not permitted within zoning, 600' digital display separation required).

10. 2024-UV2-022A | 6701 Zionsville Road

Pike Township, Council District #6, zoned SU-2
Metropolitan School District of Pike Township, by Joseph D. Calderon

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a pylon sign with digital display (digital display not permitted) within 85 feet of a protected district (600-foot separation required).

11. 2024-UV2-022B | 7001 Zionsville Road

Pike Township, Council District #6, zoned SU-2
Metropolitan School District of Pike Township, by Joseph D. Calderon

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a pylon sign with digital display (digital display not permitted) within 288 feet of a protected district (600-foot separation required).

12. 2024-UV2-022C | 2811 Barnard Street

Pike Township, Council District #1, zoned SU-2
Metropolitan School District of Pike Township, by Joseph D. Calderon

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a pylon sign with digital display (digital display not permitted) within 50 feet of a protected district (600-foot separation required).

PETITIONS FOR PUBLIC HEARING (New Petitions):

13. 2024-DV2-040 | 2010 Mansfield Street

Center Township, Council District #12, zoned D-5 (W-1)
Jennifer & David Ojo

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a parking area without exclusive alley access and a zero-foot south side yard setback (alley access required, five-foot side yard 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.