



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

Meeting Details

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

Date: Tuesday, July 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. **2024-DV2-025 | 1670 Columbia Avenue**

Center Township, Council District #13, zoned D-8 / SU-1
Karissa Grove, by Justin Kingen

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for vertical addition and conversion of a single-family dwelling into a two-unit-multi-unit house resulting in a three-foot corner side yard setback (eight-feet required) and a four-foot south side yard setback (five-feet required) and a third story (limited to 2.5 stories).

**** Petitioner requesting a continuance to the August 13, 2024 hearing of Division II**

2. **2024-UV2-011 | 1237 Evison Street**

Center Township, Council District #18, zoned D-5
Rachel & Cory Alban, by Justin Kingen

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a second 1,106-square-foot primary dwelling (one primary dwelling permitted per lot).

**** Petitioner requesting a continuance to the August 13, 2024 hearing of Division II**

3. **2024-UV2-010 | 3707 Woodview Trace**

Pike Township, Council District #1, zoned MU-1
Basis Woodview LLC, by David Kingen and Emily Duncan

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of pet hotel and daycare facility with outdoor turf area and kennel space (not permitted) and the location of a dumpster within the front yard and an eight-foot tall fence within the west side yard and south rear yard (dumpster enclosures not permitted within front yards, fences limited to 6 feet tall).

**** Automatic continuance filed by registered neighborhood organization, continuing this to the August 13, 2024 hearing of Division II**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

4. 2024-DV2-022 | 1950 Kessler Boulevard West Drive

Washington Township, Council District #2, zoned C-3
ASA Above The Rest LLC, by Misty Nigh

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a second drive-thru sign along a single drive lane (maximum one drive-thru sign per drive lane permitted).

5. 2024-DV2-024 | 2415 and 2427 North Rural Street

Center Township, Council District #8, zoned D-5
Martindale Brightwood Community Development Corporation, by Susie Wilson

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for subdivision of two lots, to build a duplex on each lot, resulting in lot widths of eight and 22 feet (60-foot lot widths required) and a total lot area of 4,065 square feet (7,200 square feet of lot area required), with each duplex providing four-foot north and south side yard setbacks (five feet required).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

6. 2024-DV2-019 | 6176 Carrollton Avenue

Washington Township, Council District #7, zoned D-5 (TOD)
JLILY LLC, by Ted Darnall

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling and attached carport with a 3-foot southern side yard setback (five-feet required).

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

7. 2024-DV2-015 | 2366 Winthrop Avenue Center Township, CD #8, Zoned D-8

Angela and Kendrick Davis, by Sharmin Frye

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for construction of a 35-foot tall, three-story single-family dwelling (maximum 2.5-story dwelling permitted).

8. 2024-DV2-016 | 921 East 24th Street Center Township, CD #8, Zoned D-8

Angela Davis, by Sharmin Frye

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 34-foot tall, three-story single-family dwelling (maximum 2.5-story dwelling permitted), with a three-foot west side yard setback (five feet required) and a front-loaded garage (prohibited along terrace frontages) resulting in an open space of 24 percent (40 percent required).

9. 2024-DV2-021 | 5797 Sunset Lane, Town of Crow's Nest

Washington Township, CD #2, Zoned D-S
David & Victoria Schneider Temple, by Misha Rabinowitch

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling with a 50-foot front yard setback from Sunset Lane (93-feet required) and a 135-foot wide driveway within the front yard (30-foot width permitted).

10. 2024-UV2-008 | 6135 Furnas Road

Decatur Township, Council District #21, zoned D-A
Eduardo E Guzman & Nydia Botero

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a landscaping contractor, including the storage of nine commercial vehicles and the placement of a commercial shipping container (not permitted) with a 12-foot west side yard setback (15-feet required) and a 50-foot wide parking area within the front yard (30-foot width permitted).

PETITIONS FOR PUBLIC HEARING (New Petitions):

11. 2024-DV2-023 | 1313 West 86th Street

Washington Township, Council District #2, zoned C-4
FIF, LLC, by Joseph Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a pylon sign, being the third freestanding sign along 86th Street (two permitted), and located within 130 feet of another freestanding sign to the east (300-foot separation required).

12. 2024-UV2-009 | 8245 Camby Road

Decatur Township, Council District #21, zoned D-3
Gonzalo Arreola & Josefina Ochoa

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a commercial contractor (not permitted) and the construction of a 1,600-square foot pole barn, being larger than the primary dwelling, (accessory structure may not be larger than primary building).

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.