



## Board of Zoning Appeals BZA Division I (April 4, 2023) Meeting Agenda

### Meeting Details

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

**Date:** Tuesday, April 04, 2023

**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. 2022-SE1-002 (Amended) | 9140 East McGregor Road (approximate address)

Franklin Township, Council District #25, Zoned D-A

Shalom Christian Church, by Jonathan L Albright Jr.

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for religious uses and a modification of development standards to allow for the construction of a religious use facility, parking lot and related accessory structures with a 22-foot western side yard and an 18-foot rear yard (minimum 30-foot side yard setback, 75-foot rear yard setback required), and a 110-foot wide parking area within the front yard (maximum 30-foot wide parking area permitted within the front yard).

**\*\* Petitioner to request continuance to May 9, 2023 hearing.**

### Petitions for Public Hearing

#### PETITIONS TO BE EXPEDITED:

##### 2. 2023-DV1-004 (Amended) | 1456 Fletcher Avenue (approximate address)

Center Township, Council District #17, Zoned D-5

Equity Trust Company, by Mark and Kim Crouch

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached carriage house with 3-foot side yard setbacks (five-foot side setbacks required), encroaching within the clear sight triangle of the alley (encroachment of clear sight triangles not permitted), without an entry to the secondary dwelling visible from the right-of-way (required) and a walkway with a 1.5-foot west side yard setback.

##### 3. 2023-DV1-010 | 4045 East 75th Street (approximate address)

Washington Township, Council District #3, Zoned D-A / D-2

Tim Reinhart

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide a building addition resulting in a 10-foot east side yard setback (15-foot side yard setback required).

#### **PETITIONS FOR PUBLIC HEARING (Transferred Petitions):**

**4. 2022-DV2-045 | 1251 South Alabama Street (approximate address)**

Center Township, Council District #16, Zoned D-5

David M Rollings, by Mark & Kim Crouch

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legalize the existing ten-inch front, rear and northern side yard setbacks (front setback of zero-ten feet required for Terrace Frontages, 20-foot rear yard, five-foot side yard setback required) with no off-street parking provided (one space required); and to provide for a roofline change along a non-conforming setback and vertical expansion (not permitted), all within the clear sight triangle of Alabama and the intersecting alley (encroachment of clear sight triangles not permitted).

#### **PETITIONS FOR PUBLIC HEARING (Continued Petitions):**

**5. 2022-SE1-001 | 4330 Michigan Road (approximate address)**

Washington Township, Council District #8, Zoned SU-2 (FW) (FF)

Veracity Land Use Development Services, by Michael Clust

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for a wireless communications facility with a 200-foot tall monopole tower and a four-foot lightening rod.

**\*\*\* Petitioner requests withdrawal of petition**

**6. 2022-DV1-062 (2nd Amended) | 1012 Olive Street (approximate address)**

Center Township, Council District #17, Zoned D-5 (TOD)

Kristen Fern

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a driveway with a zero-foot north side yard setback and a three-foot rear yard setback (three-foot side yard setback and 20-foot rear setback required) providing access from Olive Street (exclusive vehicle access from improved alley required), also with the existing single-family dwelling encroaching within the clear site triangle of Olive Street and the driveway (encroachment into the clear site triangle not permitted).

**7. 2023-UV1-006 (Amended) | 201 West 38th Street and 3750 North Capitol Avenue (approximate address)**

Center Township, Council District #7, Zoned C-4 / D-5

Martin Petroleum Inc., by Pat Rooney

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the redevelopment of a convenience store within a residential district (not permitted) with a zero-foot south side transitional yard (10-foot side transitional yard required).

#### **PETITIONS FOR PUBLIC HEARING (New Petitions):**

**8. 2023-DV1-009 | 1313 Gumwood Drive (approximate address)**

Wayne Township, Council District #6, Zoned D-4

Toni Clark

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a mini-barn with a 0.5-foot west side yard setback (five foot-side yard setback required).

**9. 2023-DV1-011 | 902 East 66th Street (approximate address)**

Washington Township, Council District #2, Zoned D-4 (TOD)

A Ciobanu Properties LLC, by Andrea Ciobanu

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a five-foot tall fence within the front yards of Ferguson Street and East 66th Street (maximum 3.5-foot-tall fence permitted within front yards), and encroaching within the clear sight triangle of their intersection, with the location of automated gates within the clear sight triangle of two vehicular access drives (encroachment within clear sight triangles not permitted).

**10. 2023-DV1-012 | 6209 East Edgewood Avenue (approximate address)**

Franklin Township, Council District #25, Zoned D-A

Salina and Jaime Hernandez, by David Gilman

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the future subdivision of a parcel into two lots, with:

- a. Future Lot One maintaining a 100.5-foot street frontage and lot width and an area of .81-acre (minimum 125-foot street frontage, 250-foot lot width and area of three acres required); and
- b. Future Lot Two maintaining a 25-foot street frontage and lot width.

**11. 2023-DV1-013 | 607 South Whitcomb Avenue (approximate address)**

Wayne Township, Council District #22, Zoned D-4

Napier Homes LLC, by Earl Owens

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a detached garage expansion resulting in a four-foot north side yard setback (seven-foot side yard setbacks 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](mailto:planneroncall@indy.gov). Written objections to a proposal are encouraged to be filed via email at [dmdpubliccomments@indy.gov](mailto: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.**