



Board of Zoning Appeals Division II (July 11, 2023) Meeting Agenda

Meeting Details

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

Date: Tuesday, July 11, 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. **2023-UV2-004 | 2029 Massachusetts Avenue**
Center Township, Council District #17, Zoned C-3
Shanea Howell, by Sarah Walters

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish an existing dwelling (not permitted) and provide for an addition with a six-foot front setback from Jefferson Avenue (10-foot setback required) with garage access from Jefferson Avenue (access from an improved alley required).

**** Continuance requested by petitioner**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

2. **2023-DV2-011 | 7762-7798 and 7735-7787 Garnet Avenue, 3046-3064 Crooked Creek Parkway East Drive, 2903-2945 and 2902-2958 Ruby Boulevard, 2940 and 2939 Moonstone Street, 3103-3157, 3138-3156 and 3102-3126 Sardonyx Street**
Pike Township, Council District #1, Zoned D-5
Arbor Homes & Apex Realty Group, by Caitlin Dopher

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of single-family dwellings on each lot with a 20-foot front yard setback, a minimum main floor area of 539 square feet and an open space of 40 percent (25-foot front yard setback, 660 square foot main floor area and 60 percent open space required).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

3. **2023-DV2-005 | 4540 North Park Avenue**
Washington Township, Council District #7, Zoned D-2 (TOD)
Thomas and Kelly Creveling, by Mark Demerly

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached carriage house with a secondary dwelling containing 850 square feet (maximum 720 square feet), resulting in an open space of 72 percent (75 percent open space required).

4. 2023-DV2-008 | 3802 East 10th Street

Center Township, Council District #12, Zoned C-4
Jabbo Investments LLC, by Joseph D. Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the development of an automobile fueling station and laundromat with zero percent building transparency on the façade facing 10th Street and a maximum light level of 20.2 (average of 16.2) foot-candles under the fueling station canopy (40% façade transparency required, maximum average light level of 4.5 foot-candles permitted).

5. 2023-DV2-009 (Amended) | 6151 North Keystone Avenue (2419 East 62nd Street parcel address)

Washington Township, Council District #2, Zoned C-4 / D-P
Kite Realty Group, by H.C. Klover Architect

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a restaurant with a drive through with service units and stacking spaces within the front yard, and without the required screening (service units and stacking spaces not permitted within the front yard, screening from public rights-of-way required), with 24 parking spaces (maximum of 23 parking spaces permitted) and zero percent transparency along the northern façade and beside public pedestrian entries (40% transparency required along facades within 50 feet of a public street and on facades with a public entry).

PETITIONS FOR PUBLIC HEARING (New Petitions):

6. 2023-DV2-010 | 526 Blue Ridge Road

Washington Township, Council District #7, Zoned D-5
Butler University, by Andrew Wert

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 43-foot 10-inch-tall single-family dwelling (maximum 35-foot height permitted) with a 10-foot rear yard setback (20-foot rear setback required) without a primary entry on the front façade (required).

7. 2023-DV2-012 | 3777 North Meridian Street

Center Township, Council District #9, Zoned D-9 (TOD)
The Enclave At Meridian LP, by Joseph D. Calderon

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the erection of a perimeter fence, with a height ranging from six to eight feet (fence height limited to four-foot tall within the front yard and six feet in height within the side and rear yards).

8. 2023-DV2-013 | 4809 East 70th Street

Washington Township, Council District #3, Zoned D-2
Abraham Jordan and Kaitlin Browning

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the erection of a six-foot tall fence within the front yard of Riley Avenue (fences within front yards limited to a height of 3.5 feet).

9. 2023-UV2-007 | 128 North Traub Avenue

Center Township, Council District #16, Zoned D-5 (TOD)
CK Rents LLC, by Kewin Martinez

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a four-unit multi-unit house and a detached accessory dwelling (not permitted), each with a three-foot south side yard setback (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.**